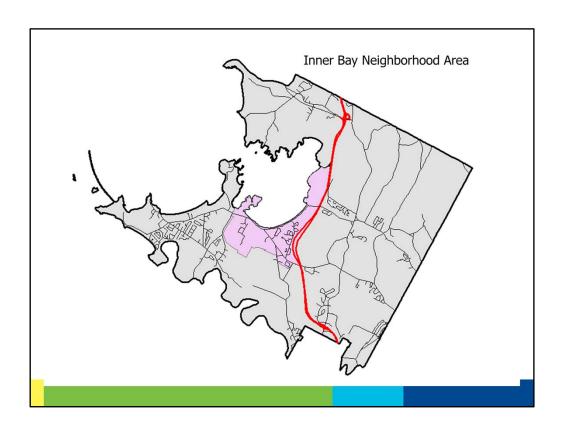


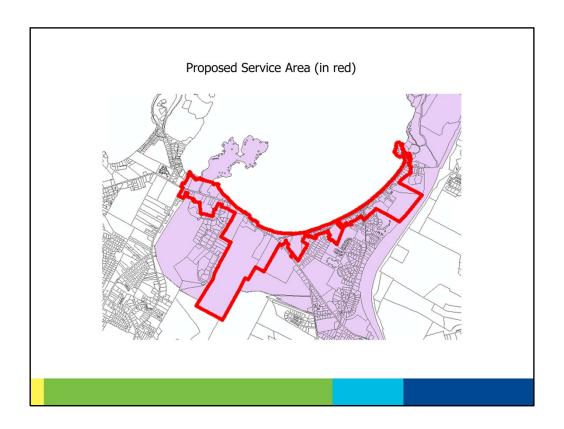
## MBI Future Development Concerns



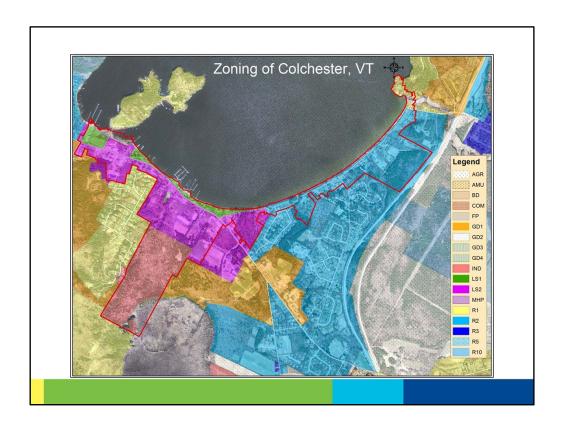
Concerns raised during May walk and talk regarding current infill with regard to bulk, mass, size, and blocked lake views.



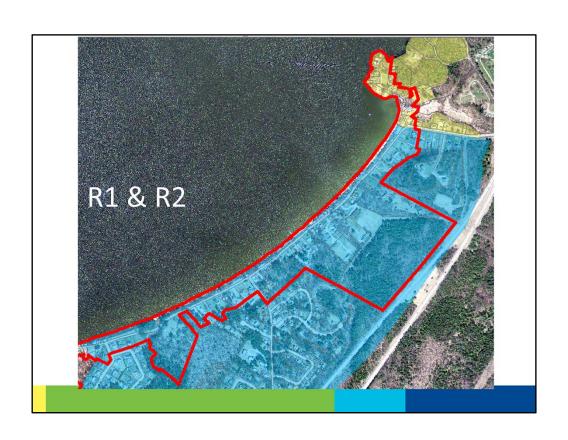
Inner Bay Neighborhood as shown in 2019 Town Plan

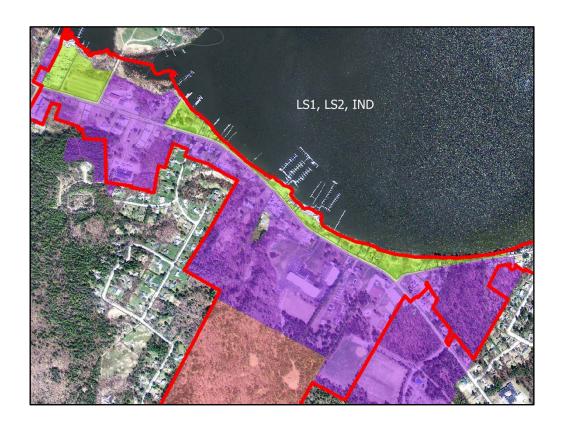


Proposed wastewater service area is a subset of the Inner Bay (outlined in red).



Current zoning of the area.



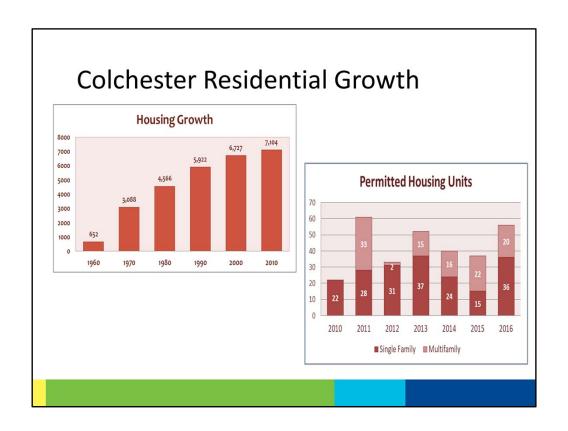


	al Units Growth R	ace Allarys	15 (.5570 Da	se growth	race applie	euj			September 1
Zoning District	Existing Residential Development (2018)	2028	2038	2048	2058	2068	New units (2018-2068)	Net New Units	Net New Units + Existing =Total Capacity
IND	0	0	0	0	0	0	0	0	
LS1	21	22						1	22
LS2	46	49	51	54	57	61	15	60	106
R1	28	30						1	29
R2	182	192	203	215	227	233	51	51	233
FP	0								
Running Total	277	293	309	327	345	364	87	113	390
Total Con	nmercial Sq. Ft Gro	owth Rate	Analysis (.!	55% base g	rowth rate	applied)			Net New
Total Con Zoning District	nmercial Sq. Ft Gro Existing (2018)	owth Rate	Analysis (.!	55% base g 2048	rowth rate		New Floor Area (2018- 2068)	Net New Units	Net New Units + Existing =Total Capacity
Zoning							New Floor Area (2018-		Units + Existing =Total
Zoning District	Existing (2018)	2028	2038	2048	2058	2068	New Floor Area (2018- 2068)	Units	Units + Existing =Total Capacity
Zoning District IND	Existing (2018) 8,119	2028 8,577	2038 9,060	2048	2058	2068	New Floor Area (2018- 2068) 2,562	Units 1,318,229	Units + Existing =Total Capacity 1,326,348
Zoning District IND LS1 LS2 R1	Existing (2018) 8,119 24,469	2028 8,577 25,849 98,531	2038 9,060 27,269	2048 9,571	2058 10,111	2068	New Floor Area (2018- 2068) 2,562 2,800	Units 1,318,229 2,800	Units + Existing =Total Capacity 1,326,348 27,269
Zoning District IND LS1 LS2 R1	Existing (2018) 8,119 24,469 93,272 0 27,025	2028 8,577 25,849 98,531 27,025	2038 9,060 27,269	2048 9,571	2058 10,111	2068	New Floor Area (2018- 2068) 2,562 2,800	Units 1,318,229 2,800	Units + Existing =Total Capacity 1,326,348 27,269 135,272 0
Zoning District IND LS1 LS2 R1 R2 FP	Existing (2018) 8,119 24,469 93,272 0	2028 8,577 25,849 98,531	2038 9,060 27,269	2048 9,571	2058 10,111	2068	New Floor Area (2018- 2068) 2,562 2,800	Units 1,318,229 2,800	Units + Existing =Total Capacity 1,326,348 27,269 135,272 0
Zoning District IND LS1 LS2 R1	Existing (2018) 8,119 24,469 93,272 0 27,025	2028 8,577 25,849 98,531 27,025	2038 9,060 27,269	2048 9,571	2058 10,111	2068	New Floor Area (2018- 2068) 2,562 2,800	Units 1,318,229 2,800	Units + Existing =Total Capacity 1,326,348 27,269 135,272 0

16-19 units a decade and 7,500 sq. ft. a decade with growth rate similar to existing. Net new units are what could be built out under current zoning at that point in time where the land could not accommodate more development.

Zoning District	Existing (2018)	2028	2038	2048	2058	2068	New Units (2018- 2068)	Net New Units	Net New Units + Existing =Total Capacity	
IND	0							0		
LS1	21	23					1	1	22	
LS2	46	51	56	62	68	76	30	60	106	
R1	28	31					1	1	29	
R2	182	201	222	233			51	51	233	
FP										
Running	(2000)		338	373	412	448	171	113	390	
Total Con	277 nmercial Sq	306 . Ft (1% gro						ied for non-re	<u>≥</u> s)	
Total Con						ase growti		ied for non-re		
Total Con Zoning District	nmercial Sq Existing	. Ft (1% gro	wth rate f	or residen	tial;.75% b	ase growti	n rate appli New Floor Area(201	ied for non-re	es) Net New Units + Existing =Total	
Total Con Zoning District	nmercial Sq Existing (2018)	. Ft (1% gro	wth rate f	or resident	tial;.75% b	ase growth	New Floor Area(201 8-2068)	Net New Units	Net New Units + Existing =Total Capacity	
Zoning District IND LS1	Existing (2018)	. Ft (1% gro 2028 8,749	2038 9,428	or resident	tial;.75% b	ase growth	New Floor Area(201 8-2068) 3,678	Net New Units 1,318,229	Net New Units + Existing =Total Capacity 1,326,348	
Zoning District IND LS1 LS2 R1	Existing (2018) 8,119 24,469	2028 8,749 26,367	2038 9,428 27,269	2048 10,159	2058 10,947	2068 11,797	New Floor Area(201 8-2068) 3,678 2,800	Net New Units 1,318,229 2,800	Net New Units + Existing =Total Capacity 1,326,348 27,269	
Zoning District IND LS1 LS2 R1 R2	Existing (2018) 8,119 24,469	2028 8,749 26,367 100,508	2038 9,428 27,269	2048 10,159	2058 10,947	2068 11,797	New Floor Area(201 8-2068) 3,678 2,800	Net New Units 1,318,229 2,800	Net New Units + Existing =Total Capacity 1,326,348 27,269 135,272	
	Existing (2018) 8,119 24,469 93,272	2028 8,749 26,367 100,508	2038 9,428 27,269	2048 10,159	2058 10,947	2068 11,797	New Floor Area(201 8-2068) 3,678 2,800	Net New Units 1,318,229 2,800	Net New Units + Existing =Total Capacity 1,326,348 27,269 135,272	

30-40 units a decade and 10,000 sq. ft with accelerated growth rate (about double existing). Net new units are what could be built out under current zoning at that point in time where the land could not accommodate more development.

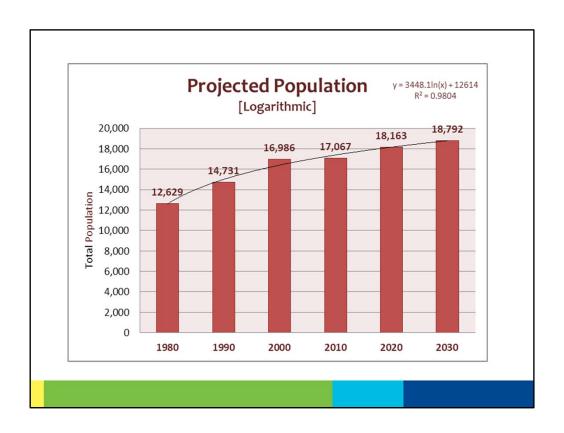


Charts from 2017 Housing Analysis

2017 59 new homes were issued: 47 sf and 12 mf

2018 Permits for 39 new homes were issued: 22 single family and 17 multi-family.

2019 92 new homes were issued: 40 sf and 52 mf



Population projections and forecasts, particularly for smaller populations, vary widely based on underlying assumptions and methodologies, and should always be considered in this light. A basic logarithmic projection, based on U.S. Census counts that reflect a declining growth rate over the years, indicates that the town's population will not surpass 20,000 until sometime after 2030 (rather than 2015, as projected in 2005).

In this context "projections" include mathematical extrapolations of historical trends, while "forecasts" refer to future population estimates based on more detailed analyses and assumptions regarding selected components of population change (e.g., for cohort analyses, fertility, survival and migration rates by age group). Stagnating population leads to reduced demand for new units and limits rates of growth.