

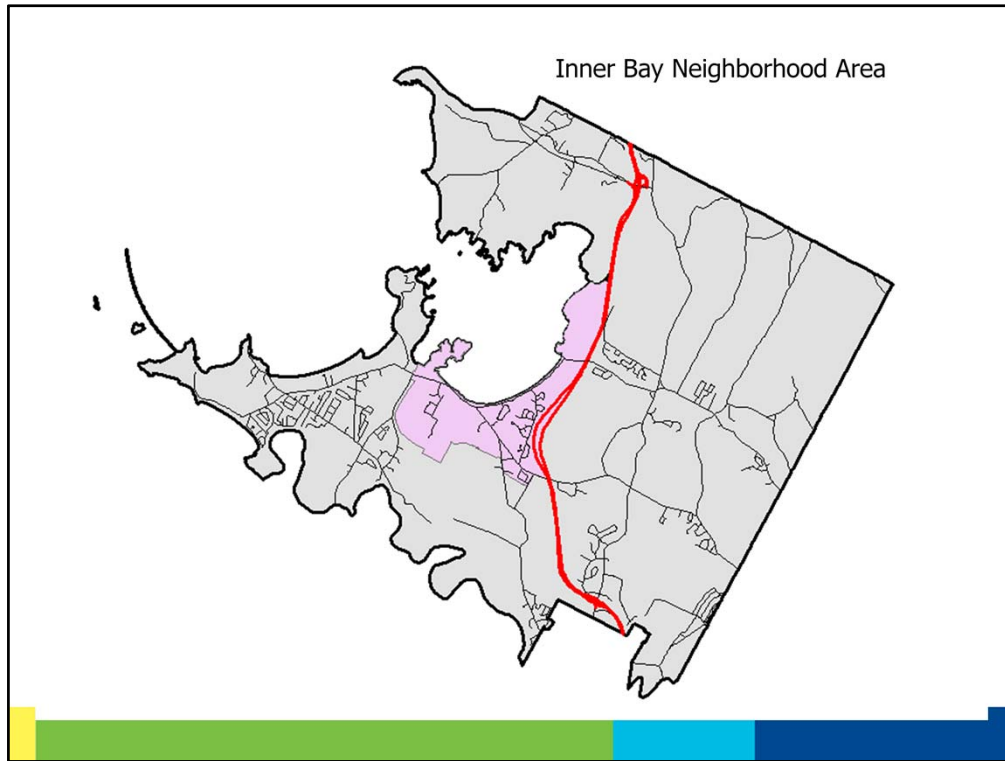


MBI Future Development Concerns

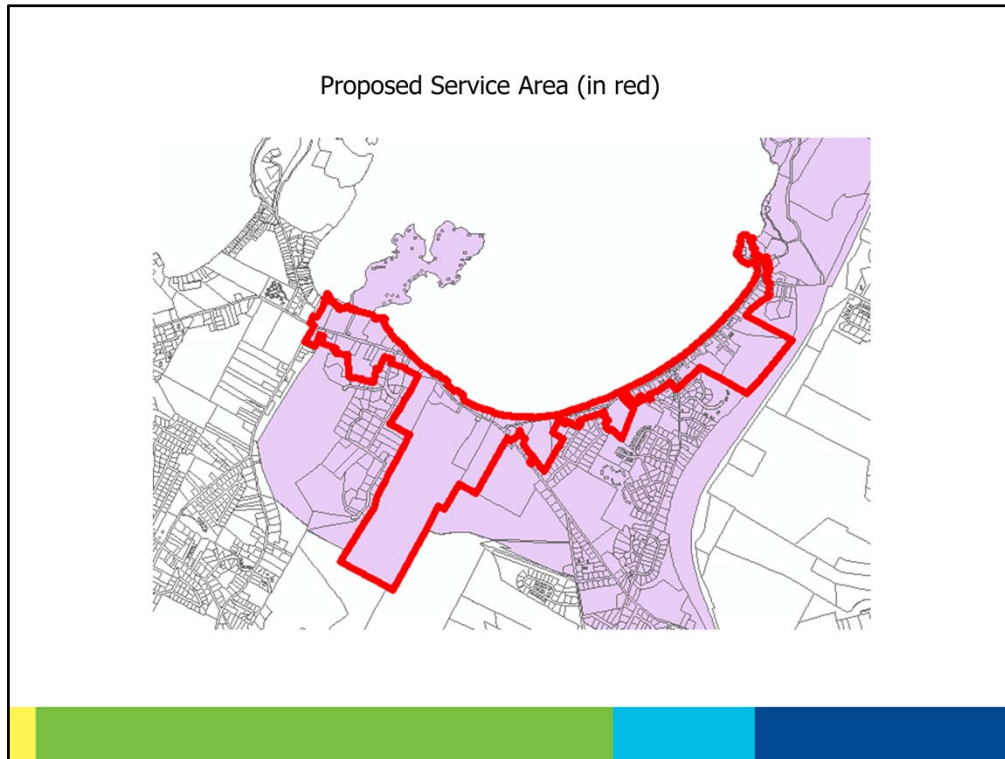
Existing & New Dev



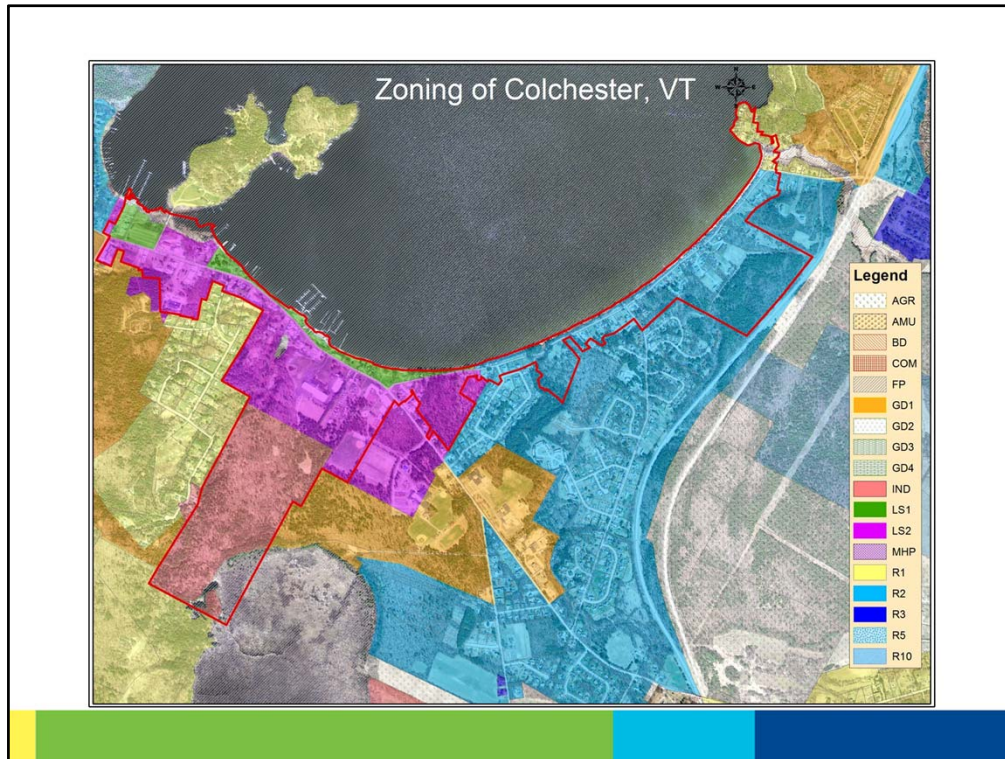
Concerns raised during May walk and talk regarding current infill with regard to bulk, mass, size, and blocked lake views.



Inner Bay Neighborhood as shown in 2019 Town Plan

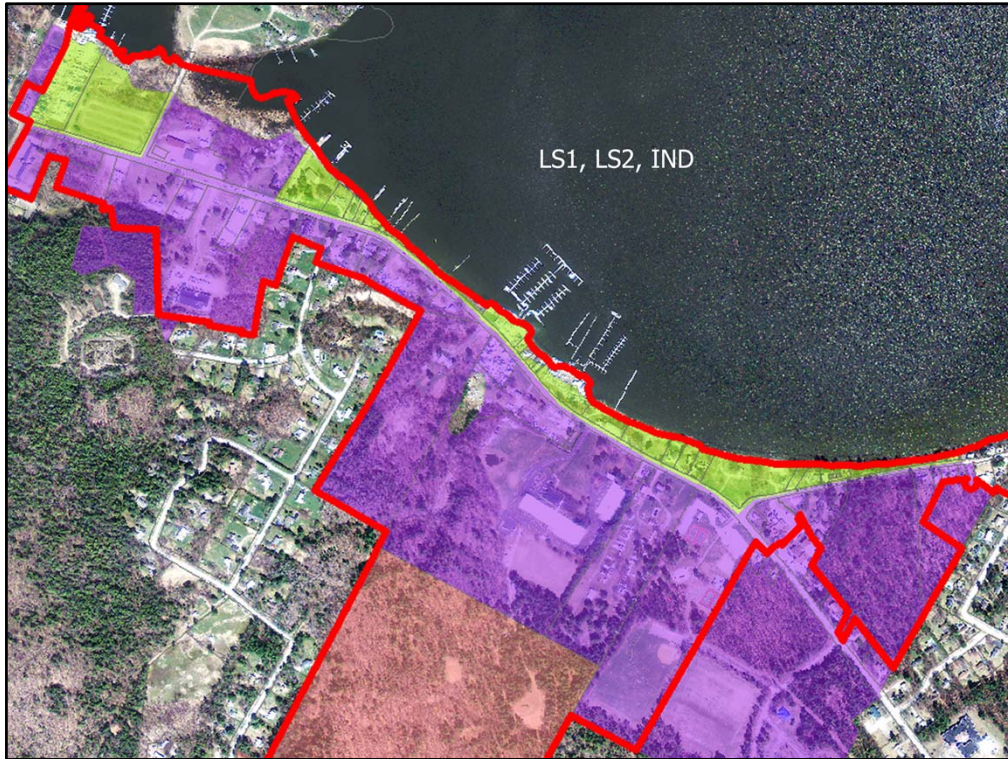


Proposed wastewater service area is a subset of the Inner Bay (outlined in red).



Current zoning of the area.

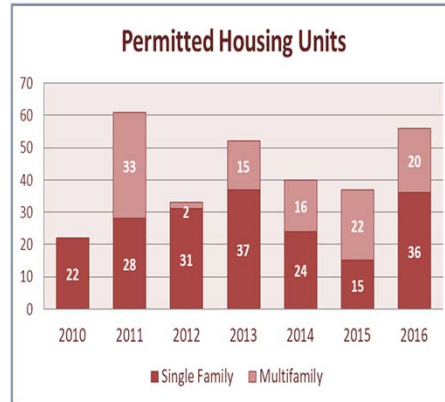
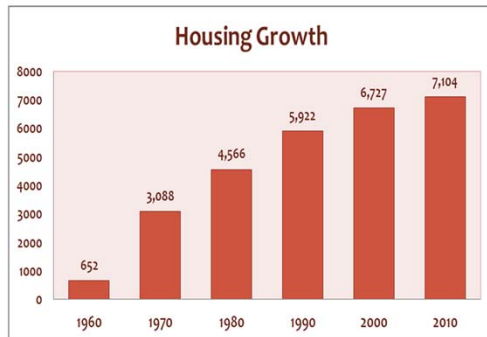




Total Residential Units Growth Rate Analysis (1% growth rate for residential;.75% base growth rate applied for non-res)									
Zoning District	Existing (2018)	2028	2038	2048	2058	2068	New Units (2018-2068)	Net New Units	Net New Units + Existing =Total Capacity
IND	0							0	0
LS1	21	23					1	1	22
LS2	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 Total	277	306	338	373	412	448	171	113	390
Total Commercial Sq. Ft (1% growth rate for residential;.75% base growth rate applied for non-res)									
Zoning District	Existing (2018)	2028	2038	2048	2058	2068	New Floor Area(2018-2068)	Net New Units	Net New Units + Existing =Total Capacity
IND	8,119	8,749	9,428	10,159	10,947	11,797	3,678	1,318,229	1,326,348
LS1	24,469	26,367	27,269				2,800	2,800	27,269
LS2	93,272	100,508	108,306	116,709	125,763	135,520	42,248	42,000	135,272
R1									0
R2	27,025	27,025							0
FP	5,126	5,126							0
Running Total	158,011	167,776	178,298	189,636	201,854	215,020	57,009	1,363,029	1,488,889
		build out of district achieved							

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.

Colchester Residential Growth

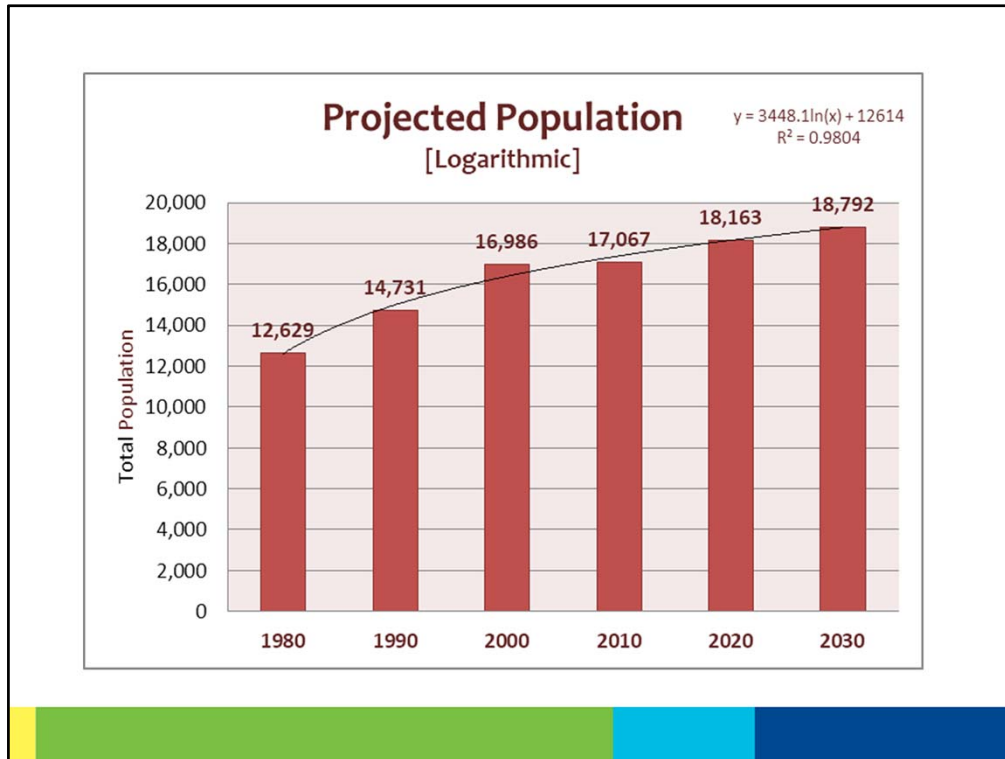


Charts from 2017 Housing Analysis

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.