

Newcastle 2030 Visioning Workshop

10/29/2010

Summary of Small Group Exercise – Allocation of Growth

Area/ Allocation	Table 1	Table 2	Table 3	Table 4	Table 5
1 56 units	<ul style="list-style-type: none"> •Hamlet could become important – 11 units, small convenience store/mixed use •Nearby, south of corner – 15, 2F & SF to support Hamlet •West side of Bunker Hill Rd – 2, 15 unit developments of 2F & SF 	<ul style="list-style-type: none"> • North Dyer Neck Rd – 10 SF, 2 acre lots • Happy Valley Rd – 9 SF, 2 acre lots • Hillside Rd – 3 • Jones Woods Rd – 6, 2F • West of Bunker Hill Rd – 6 SF behind existing housing 	<ul style="list-style-type: none"> •North of intersection of Jones Woods Rd & North Newcastle Rd – 16 SF •East of intersection of Hasson Ave & Ridge Rd – 20 units SF in conservation, preserve existing farm land •West of Bunker Hill Rd – 20 units SF in conservation, preserve existing farm land •Area between Jones Ridge Rd, Hasson Ave, & Ridge Road – MU 	<ul style="list-style-type: none"> • New road between Rts 215 & 13 – 42, 1 acre SF • East of Ridge Rd – 9 SF on cul-de-sac • Scattered units on North Dyer Neck Rd, Jones Woods Rd, Ridge Rd – 7 SF 	<ul style="list-style-type: none"> • North Newcastle Hamlet – 24 MF/MU • Hasson Ave – 6 SF • Happy Valley Rd – 4 SF • North Dyer Neck Rd – 6 SF • West of Bunker Hill Rd – 16 SF
2 25 units	<ul style="list-style-type: none"> •Along Sheepscot River – 10 country estate lots •North side of Sheepscot Rd – 10, 2F & SF •Village – 5 small, more dense, mixed use 	<ul style="list-style-type: none"> • North of West Old County Rd – 25, 2F & SF in conservation type subdivision 	<ul style="list-style-type: none"> •Either side of West Old County Rd – 25 SF 	<ul style="list-style-type: none"> • North of Sheepscot Rd – 8 SF on cul-de-sac, 2 acre lots • North of West Old County Rd – 8 SF on cul-de-sac, 2 acre lots • South of Scheepscot 	<ul style="list-style-type: none"> • South Dyer Neck Rd – 6 SF • West Old County Rd – 9 SF • Kings Highway – 6 SF (doing development), 4, 2F

				<p>Rd near Eden Lane – 6 SF on dead-end rd</p> <ul style="list-style-type: none"> • Extension of Kings Highway – 3 SF on dead-end road • East of South Dyer Neck Rd – 1SF 	
3 42 units	<ul style="list-style-type: none"> • North of North Newcastle Rd – 20 SF to support North Newcastle Hamlet • West of West Hamlet Road – 20 SF • North of East Old County Road – 2 country estate lots 	<ul style="list-style-type: none"> • East of North Newcastle Rd near Paradise Rd – 42 unit trailer park • South of Jones Woods Rd near intersection with West Hamlet Rd – 4 MF 	<ul style="list-style-type: none"> • Along Deer Meadow – 42 SF 	<ul style="list-style-type: none"> • Off North Newcastle Rd (half-way) – 42, 2F on cul-de-sac, 1 acre lots 	<ul style="list-style-type: none"> • North Newcastle Rd – 12 SF • Toward end of West Hamlet & Pond Rd – 8 SF • Indian Trail near Country Farm Rd – 12 MF, redevelop rd • Does property on Old Sheepscoot Rd – 6 MF, more villagey near RR
4 64 units	<ul style="list-style-type: none"> • East side of Academy Hill heading toward St. Patrick's – 30, 2F & SF to take advantage of utilities • Northwest of Kavanaugh Rd – 32, 2F & SF 	<ul style="list-style-type: none"> • Didn't finish 	<ul style="list-style-type: none"> • Extend some Roads and tie into utilities – 64 MF & SF clustered 	<ul style="list-style-type: none"> • Northwest of Kavanaugh Rd – 32, 2F • South of East Old County Rd – 11 SF • North of East Old County Rd – 13 SF • East of Academy Road between Cole Cabin Rd & Austin Rd – 11 SF 	<ul style="list-style-type: none"> • East Old County in marshes toward Academy Hill near school – 48 MF • Between Academy Hill Rd & Mills Rd – 8 MU • Toward Kavanaugh Rd – 8 SF
5 12 units	<ul style="list-style-type: none"> • Downtown – 12 units of MF/MU 	<ul style="list-style-type: none"> • Downtown – 2 units in pipeline with 	<ul style="list-style-type: none"> • Downtown – 12 MF/MU 	<ul style="list-style-type: none"> • Downtown – 12 condos/apartments 	<ul style="list-style-type: none"> • Downtown – 12 MU

		tower/Public House site if they finish it • Downtown - 10 MU		on ¼ acre lots, easiest to do	
6 29 units	•Northwest side of Rt 1 in two areas near Steel Woods Rd and Louis Hill Rd - 14 & 15, 2F & SF	• Station Rd near Rt 1 - mix of 29 closely located SF, 2F, MF with view to shops	•29 units - most land is in conservation easement, so don't know how it would work	• Not located - 2 acre lots	• Louis Hill Rd - 6 SF • Campground Rd - 6 SF • Osprey Pond Rd - 5 MF • Off Conchran Rd - 10 MF
7 44 units	•Close to Town Center where River Rd branches - 22, 2F & SF •East of Lynch Rd - 22, 2F & SF	• As close to Downtown as possible(Hopkins Hill) - 44 nit affordable retirement complex	•South of Rt 1 - 2, 22 clustered units, small community store	• Not located - 2 acre lots	• Between River Rd & Rt 1 - 18 MF • River Rd through Castelwood Rd, Bradley Shore Rd, & Little Pond Rd - 18 SF • East of Lynch Rd - 8 SF
General Comments	Thought about layers of information first - wildlife corridors, utilities; danger is we are choosing arbitrarily			Spent 40 minutes on area 1	Problem with exercise - assumes continue same distribution of growth ¹ , some areas easy to put growth into

SF - single family 2F - two family MF - multifamily MU - mixed use

¹ Part of intent of exercise part of intent is to illustrate what might happen, given past growth trends, and to stimulate thinking about whether you want that to happen.