

2017 Comprehensive Plan Amendment Part 2

Add the following language to the Municipal Growth Element, Page 55 immediately before the Subsection entitled “Land Area Needed to Satisfy Demand”:

One of these Priority 1 Growth Areas that appears ripe for development/redevelopment is Easton Point, one component or sub-areas of the Port Street Small Area Plan (See also Implementation Element for more details). Easton Point is envisioned to be developed in a mixed-use fashion and residential use is certainly a significant component of that mix. The total unit mix is unknown as there are numerous potential combinations of uses that would theoretically be possible under the guidance suggested in this Plan and the Small Area Plan. Using the same formula of 3.5 du/ac with the underbuild factor, suggests 92 additional future units could be built on the 35.05 undeveloped acres of Easton Point. Substituting the “Londonderry Density” of 4.0 for the standard 3.5 yields a prediction of 105 units. At the higher end of possibilities, one version of a build-out scenario prepared by the Easton Economic Development Corporation (see Appendix of the Port Street Small Area Plan), anticipates 332 residential units in a mix of single-family detached and duplex units, townhomes, apartments, co-living space and condominiums (although it should be noted that some of these units are proposed on Port Street between the Parkway and Washington Street rather than on Easton Point).

The Town has the ability to accommodate the development of Easton Point, regardless of the ultimate unit mix and number of residential units (within the range of possibilities). The area can adequately be served with Town utilities and services. Improvements will be required, but they have been factored into the Small Area Planning. For instance, a limited number of connections can be made to the pressurized sewer line that serves Easton Village (anticipated to be no more than those associated with a 2017 Annexation request of 9 parcels) and after that, a new sewer pumping station will be required to be added to the system, such that all development will feed into this system and it will then provide one, single, connection to the force main. A small parcel of land will be required for the sewer pump station, but that land is anticipated to be acquired from future annexation areas in Easton Point that trigger the need for the additional capacity. There is abundant capacity at the Wastewater Treatment Plant and while the numbers will be updated when the Comprehensive Plan is next updated, given that growth has been significantly less than anticipated in the 2010 Plan, it seems safe to assume that capacity will be projected to be available even longer into the future than suggested in the 2010 Plan.

The increased residential units at Easton Point would increase the need for additional parkland. The Town envisions creating waterfront park areas as part of the development of the entire region. In addition, the Town is in the process of building an extension to its rails to trails system that will run in close proximity to this area and will connect it to other park areas throughout Town. The Town also owns a large parcel on the water in Easton Point that is intended to be developed into a park.