



TOWN OF NORTH READING
Massachusetts

Community Planning

April 8, 2021

Dear Resident:

As you may know, the Town of North Reading owns the properties located at 3 Carpenter Drive (a ten-acre parcel) and 12 Parsonage Lane (a five-acre parcel). Both are undeveloped, vacant land. In recent years, the Town has been considering developing 3 Carpenter Drive, to be used for senior affordable housing. In 2007, Town Meeting approved a proposal that would have allowed a housing project for seniors to be developed on 3 Carpenter Drive. However, the grant funding that project required was not received, and the plan did not move ahead. The property remains a priority for the Town as a potential housing site, however, as noted in the Town's 2018 Housing Production Plan.

More recently, the Town has been awarded grant funds to study the feasibility of selling or leasing the property to an affordable housing development for seniors. We are currently working with engineering consultant DCI on soil testing and conceptual designs, and with ECR Enterprises, a housing consultant, to determine what style and scale of project could be built. At this stage, we have received draft conceptual plans from our consultant and invite you to a neighborhood meeting on April 27, 2021 at 7:00 PM (virtually, via Zoom), to discuss them and to hear any feedback, questions and concerns about developing this property. At this time, 3 Carpenter Drive is being studied for its development potential. 12 Parsonage Lane may play a role, such as by allowing emergency and/or pedestrian access and egress into the property, though this is still to be determined. However, 12 Parsonage Lane is not currently being considered as a location for new housing.

It is anticipated that action on the property will be brought to a future Town Meeting for a vote. The Town is not anticipating submitting a request for this project to be included in the June 2021 Town Meeting warrant. However, consideration at October Town Meeting is a possibility. In preparation for Town Meeting, the Town will engage the greater community on the plans for site development and will solicit real estate developers' interest through a Request for Proposals (RFP) process with the intent of identifying a number of feasible development scenarios.

In advance of the meeting, the conceptual plans have been posted at:

<https://www.northreadingma.gov/community-planning/pages/3-carpenter-drive-concepts>.

To access the April 27 meeting, please visit the following: <https://us02web.zoom.us/j/9854300926> online or +1 301 715 8592 by phone, meeting ID 985 430 0926. If you prefer to send feedback via email, please do so at planning@northreadingma.gov.

Sincerely,

Danielle McKnight, AICP
Town Planner

