

SELECTED CONVENTIONAL, CLUSTER, AND SPECIAL PERMIT RESIDENTIAL DEVELOPMENT (SPRD) PROJECT STATISTICS

Project No.	Project Name	Applicatio n Plan Date	Latest Plan Approval Date	St. No.	Street (Past/Present)	Applicant	Base Zoning District	SPRD Type	Description	Total Tract Size (Acres)	Total Dev. Lots Acres	Existing DUs (Removed)	No. Lots on Proof Plan	No. Bldgs on Def. Plan	No. New DUs on Def. Plan	Open Space (Acres)	Total New Units	Afford-able Units	Density (DU/Acre)	No. of Days to Approval	Phase	Status	Benefit	COMMITTEE COMMENTS
1	341 Marrett Rd	2008	2009	341	Marrett Rd	North Shore Construction & Development, Inc.	RS	BHD	Cluster development with 5 buildings and 8 units	2.38		0			8		8		3.36		Definitive	Approved		
2	85A & 87 Pleasant Street	2009	2009	85A & 87	Pleasant St	Landowner	RS	SSD	No information												Sketch	UND		
3	Victory Garden Way	5/12/2010	5/12/2010	91-93	Hancock St/6 VGW	Homes Development Corp	RO	SSD	Large SF conventional subdivision	11			12	12	12	1.00	12	0	1.09		Definitive	Approved	Preserved PBS Victory Garden, Ped. Connectivity	
4	Keeler Farm	8/23/2011	10/19/2011	71 & 79	East Street/Keeler Farm	Thomas Cataldo, The Sheldon Corp	RO	PBD	Conventional SF subdivision with 1 affordable DU in renovated barn	4.2		3 (1)	5	9	9	1.45	7	1	2.14		Definitive	Approved	1 AFDU, home preservation, barn restoration	
5	1377 Mass Ave	4/5/2011	7/13/2011	1377	Mass Ave	Thomas Cataldo, The Sheldon Corp	RS	SSD	Infill residential development on 2 existing large SF parcels and 1 carriage house	2.8		2	5	5	4	1.08	3	0	1.43		Definitive	Approved	Preserves open space, reduces impervious surfaces, pavement and land disturbance	Common open space and connection to Minuteman Trail
6	28-34 Robinson Rd	10/3/2013	11/20/2013	28-34	Robinson Rd	Sheldon Corp	RO	SSD	4 SF house lot subdivision; NOT BUILT								3	0			Definitive	Approved	Reduces land disturbance with less grading and no new road, less impervious surface without new road	
7	Ponybrook	6/19/2013	6/21/2013	376	Lincoln St/73 Middle St	Barons Custom Homes	RS	BHD	Small lot subdivision with relatively small SF homes	1.86		2 (1)	5	7	8	0.78	6	0	4.30		Definitive	Approved	Preserved house and specimen trees, ped. Connectivity, 1st floor master diversity of housing stock	Historic House
8	495 Lowell St	9/25/2013	11/19/2013	495	Lowell St	Sheldon Corp	RO	BHD	Infill residential development along existing street with common driveway; good alternative to AHR	1.47		1 (1)	2	4	4	0.6	3	0	2.72		Definitive	Approved		No special features
9	Robinson Woods	10/23/2013	1/8/2014	4 to 6	Robinson Rd	Ron Lopez, North Shore Development	RO	BHD	New residential duplex cluster development with common open space	3.49		2 (2)	5	6	12	2.5	10	0	3.44		Definitive	Approved	12 in 6 townhomes, preserved open space, avoids substantial grade and land disturbance	Hillside
10	111 & 119 Laconia St	5/8/2014	7/8/2014	111 & 119	Laconia St	Kings Heath Trust and Laconia Street, LLC.	RO	BHD	Frontside lot residential development with open space back lot	2.8		2 (2)	2	3	4	1.6	2	0	1.43		Definitive	Approved		No special features
11	Willard Circle	11/18/2014	2/13/2015	36-48	Cary Ave	Sheldon Corporation	RS	CONV	Conventional subdivision with large SF homes on wide c-d-s; replaced 3 smaller SF DUs with larger ones	3.48	2.6	3 (3)	7	6	6		5		1.72		Definitive	UND		
12	Liberty Ridge	12/12/2016	10/3/2017	0	Grove St/Jefferson Dr	Ron Lopez, North Shore Res. Development	RO	PBD	Cluster development with SF detached and duplex units with wooded open space	12.42	9.01	0	13	17	29	5.42	29	3	3.22		Definitive	Approved	OS under restrictive covenant; 2,513 SF Home 3BR 3 Baths	
13	331 Concord Avenue	2016	2016	331	Concord Ave	Orr Homes LLC	RO	BHD	Cluster development with mostly duplexes; hammerhead rather than large c-d-s; NOT CONSTRUCTED		2.67		7	24	25				9.36		Sketch	UND		
14	Lincoln Woods/Grey Oak	2016	2017	435	Lincoln St/Grey Oak Cr	North Shore Construction & Development, Inc.	RO	BHD	Constructed BHD with 14 SF units (4 SF detached and 5 duplexes) on 4.14 acres with common open space, shared driveways, landscaped cul-de-sac. And condo association	4.6	4.14		6	9	14		14		3.38		Definitive	Approved	3,000 SF Home 3BR 3.5 Baths	
15	6 Eliot Road - Revised	10/17/2017	12/27/2017	6	Eliot Rd	RFP Family Trust	ND	BHD	BHD Sketch Plan on 2.99 acres with new 13 SF units in 10 buildings, 9 acres of common open space, and demolition of 1 SF detached home	2.99	2.61	1 (1)	7	10	13	0.9	12	1?	4.98		Sketch	UND		
16	8 Adams St LLC	2017	8/16/2018	4 to 6	Adams St	Randell & Elaine Hiller	RS	SSD	Infill residential subdivision on large SF house lot to create 2nd lot for additional large SF detached home	1.4	1.4	1	2	2	1		1	0	0.71		Definitive	Approved		
17	Fairland Estates	12/12/2017	3/20/2019	15-17	Fairland St & 185 Lincoln St	Barons Custom Homes	RS	BHD	Cottage Court with centralized common space, infiltration, and footpath	5.28	4.26	2 (1)	8	16	16		14	0	3.76		Definitive	Under Review		
18	85 Pleasant Street	11/21/2016	2017	85	Pleasant St	Frank and Margaret Andryauskas	RS	SSD	Subdivision of large SF lot with existing 10,709 GFA SF home to create 4 additional SF homes	3.09	0.82	1	4	4	4		3		4.88		Sketch			
19	Winding Rd/Penny Lane	12/14/2016	2017	173, 173	Cedar St	167-173-177 Cedar Street, LLC.	RS	CONV	14-Lot conventional Subdivision of large SF homes on 2 cul-de-sacs	10.9		3 (1)	12	12	10		9				Definitive	Approved		
20	Homes at Hobbs Brook	2/3/2017	7/19/2018	443	Lincoln St/Hobbs Brook	Symes Permitting and Development, LLC	RO	BHD	Redevelopment of SF home into 4 duplex buildings with 8 new small dwelling units		3.36	1 (1)	4	4	8		7		2.38		Definitive	Approved	2,921 SF Home 4BR 4.5 Baths	
21	497 Concord Ave	2017	2019	497	Concord Ave	Atlas Contracting/Robert Ozcan	RO	CONV	2-Lot subdivision with 2 new SF homes			1 (1)	2		2		1	0			Definitive	Under Review		
22	1106 Mass Ave	2017	2018	1106	Mass Ave	Sheldon Corp/Vasiliki Realty Trust, Thomas Cataldo Trustee	RS	SSD	3-lot subdivision preserving existing SF home and adding 2 new SF homes with shared driveway	1.47	1.47	1	3	3	2		2	0			Definitive	Approved	Reduces land disturbance because less grading	
23	Highland Farm (Webb St)	4/16/2018	2018	56	Webb St	Angie Kaviakioan (Landowner)	RO	CONV	6-Lot SF conventional subdivision that did not proceed			0	6								Preliminary	Did not proceed		
24	114 Wood Street	5/14/2018	2018	114	Wood St	Landowner	RO	SSD	2-Lot subdivision with 2 new SF homes			1	3	3	2		2				Sketch			
25	287 & 289 Waltham Street	5/24/2018	2/5/2020	287	Waltham Street/Bushnell Rd	Iqbal Quadir (Landowner)	RS	SSD	Redevelopment of land with 3 existing SF homes into cluster development with 11 smaller units in 6 buildings with shared access road connecting Waltham St to Bushnell Rd	5.75	5.07	3 (2)	11	6	10		9				Sketch			
26	Lexington Meadows (840)	11/10/2019	2020	840	Emerson Gardens Rd	Seaver Construction	RO	BHD	Redevelopment of former nursing home to 21 townhouses units ranging from 1,770 to 3,600 GFA	11.56		3 (3)	9	5	21		21				Definitive			
27	Beach Tree Lane	2/11/2020	4/7/2020	11	Pelham Road	RFP Family Trust	RS	CONV	Conventional subdivision removing existing SF home on lot and subdivide into 4 lots for 4 new SF homes with large cul-de-sac	1.76	1.4	1 (1)	4		4						Definitive			
28	53 Hancock Street	2020	3/22/2020	53	Hancock St	Hancock & Hayes Realty Trust	RD	SSD	Infill subdivision preserving existing SF home lot and adding 3 new SF homes, and new shared driveway	1.08	1.08	1	4		3		3				Definitive			
29	109 Reed Street	12/4/2019	2/5/2020	109	Reed Street	Sheldon Corp	RS	CONV	Proposed 6-lot conventional subdivision on 3.6 acres, removal of current SF house and construction of 5 new SF homes with new cul-de-sac	3.6		1 (1)	5	5	5		4				Definitive			
30	147 Shade Street	6/30/2010	2020	147	Shade Street	Shumin Whu and Chen Ho (landowners)	RS	SSD	Infill subdivision allowing preservation of existing SF home, a second SF home, and shared driveway	1.3											Definitive			
UND	7 Mountain Rd	?		7	Mountain Rd			SSD	UND															
UND	Luongo Farm Lane			47 & 53	Pleasant St/Luongo Farm Ln			CONV	Conventional subdivision with 7 large SF house lots, a large cul-de-sac, and minimal landscaping				7	7	7		7				Definitive	Approved		
UND	Journey's End Condos (Off Shade St)	8/27/2007			Journeys End Way	Todd Cataldo	RO	CS	Townhouse cluster development 26 units in 14 buildings	9.3		0	12	14	26	3.34	26	0	2.80		Definitive	Approved	Open space, less disturbance especially on steep lots	
UND	Potters Pond Condos				Walnut St; Potters Pond	Landowner	RD	PUD	Condo development approved in 1981												Sketch	Approved		

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UND	Lexington Hills (Off Walnut)			59	Walnut St/Cart Path Way, Stage Coach		RO	CONV	Conventional subdivision with 15 large SF house lots, a large cul-de-sac, and street trees and sidewalks													Approved			
UND	Cornerstone Way		4/4/2012	186-192	Woburn St/Cornerstone	Steve Hamilton, Cornerstone Concept	RO	SSD	5 lot residential development with shared driveway				5	5	5		5	0				Definitive	Approved	Preservation of natural screening, improved connectivity path to Durham, less land grading and disturbance	
UND	Smith Farm (off Wood St)		7/3/2000		Wood St		RO	CS	Residential cluster development 16 units in 10 buildings	8.5				10	16		16		1.88			Definitive	Approved		histhouse hillside
UND	Cluster Dev off Winter Street		7/3/2000		Winter Street		RO	CS	Residential cluster development 18 units in 11 buildings	8.5				11	18		18		2.12			Definitive	Approved		
UND	170 (?) Grove Street		2/7/2007		Grove St		RO	CS	Residential cluster development 3 units in 3 buildings	3.1			1	3	3		3		0.97			Definitive	Approved		histhouse   neighborhood
UND	Scottish Glen (30 Summer St)		6/4/2003	30	Summer Street		RS	CS	Residential cluster development 4 units in 4 buildings	1.3			2	4	4		4		3.08			Definitive	Approved		small area
UND	Litchfield Circle		9/25/1995		Litchfield Circle		RS	CS	Residential cluster development 7 units in 7 buildings	2.8				7	7		7		2.50			Definitive	Approved		histhouse
UND	Coppersmith Way		12/2/1998				RS	CS	Residential cluster development	2.1				3	8		8		3.81			Definitive	Approved		no special features
UND	end of Roosevelt Ave.		8/8/2001				RS	CS	Residential cluster development	1.3				3	6		6		4.62			Definitive	Approved		no special features
UND	Royal Circle		9/27/1989				RO	CONV	Conventional SF subdivision	6.2			6	6	6		6		0.97			Definitive	Approved		hillside
UND	Currier Court off Webb ST		6/14/1994				RO	CONV	Conventional SF subdivision				6	6	6		6					Definitive	Approved		existhouse Webb St env
UND	Porter Lane		12/2/1998				RO	CONV	Conventional SF subdivision	4.8			7	7	7		7		1.46			Definitive	Approved		histhouse
UND	Dover Lane		7/2/1985				RS	CONV	Conventional SF subdivision				11	11	11		11					Definitive	Approved		hillside