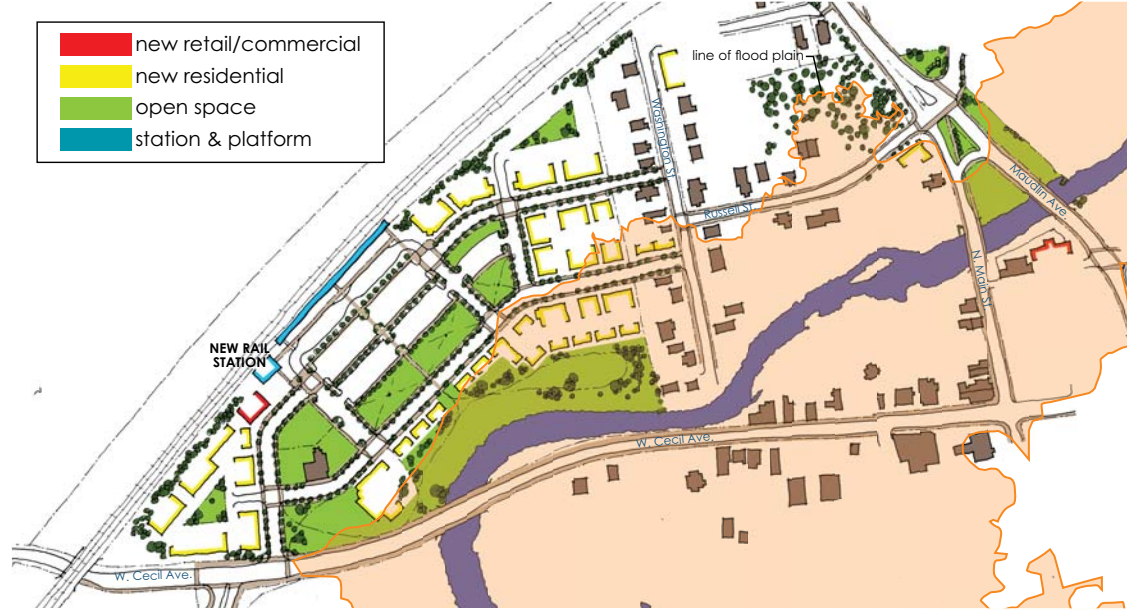


STATION PLAN CONCEPTS

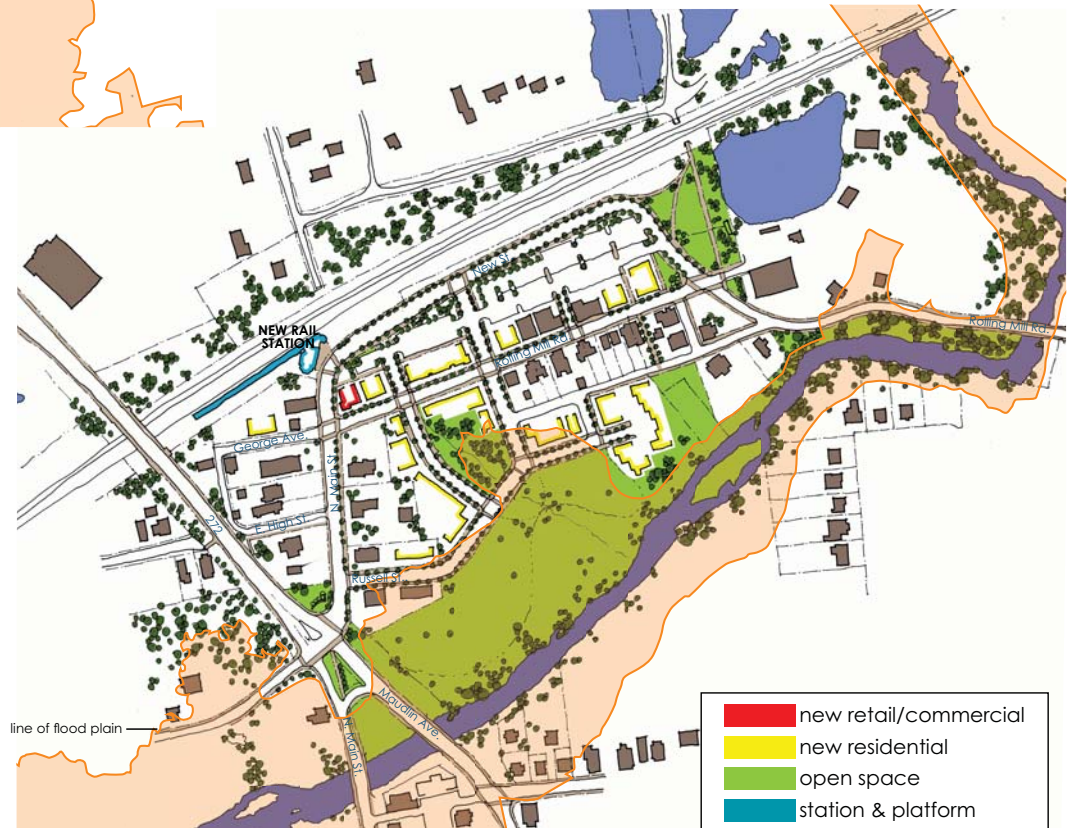


STATION AREA 1

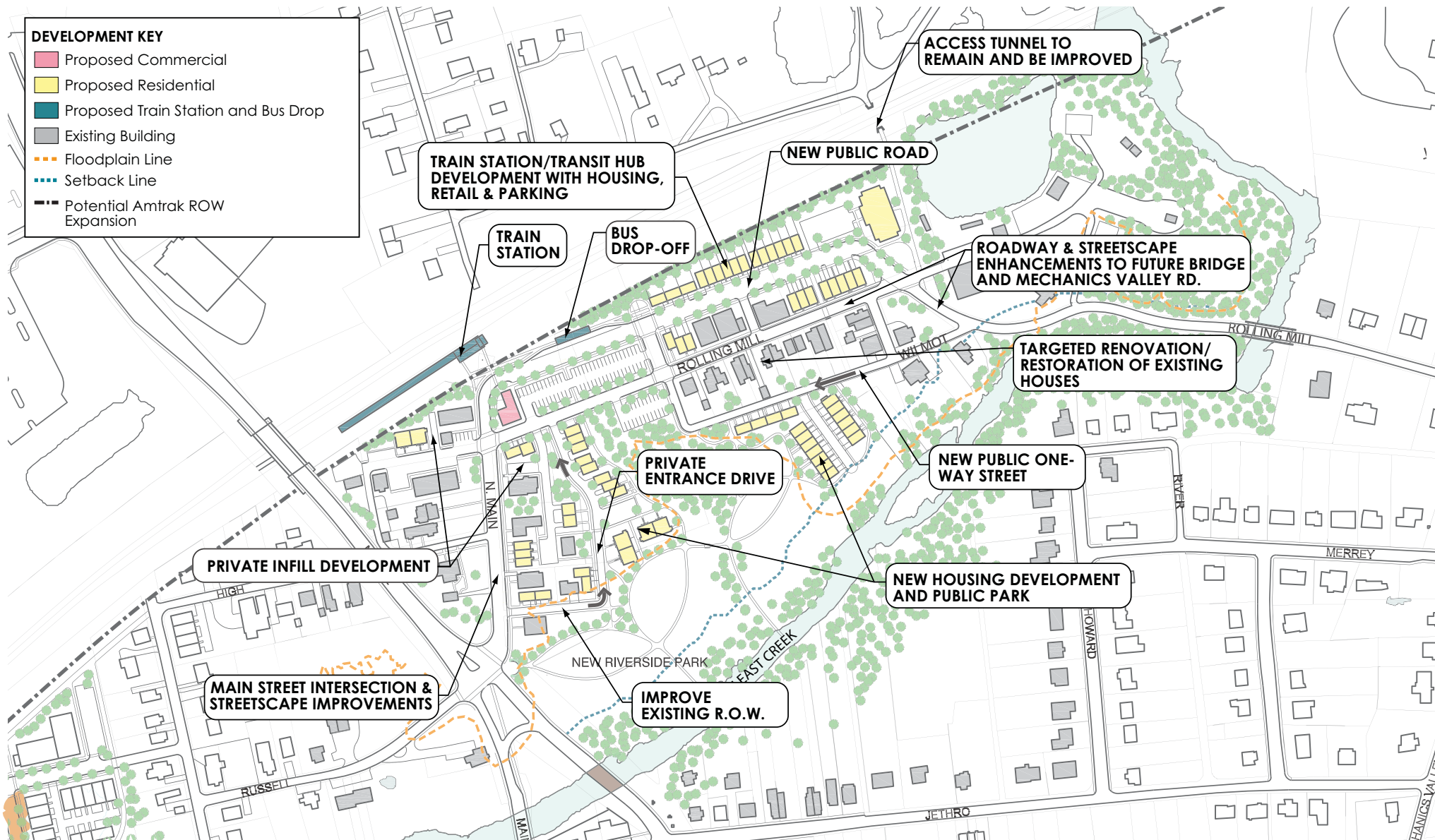
- Greenfield opportunity in area of newer development (existing and proposed)
- Good driving access, but no current pedestrian access on Route 7
- Lower traffic counts
- Limited population density on west side of rail overpass.

STATION AREA 2

- Redevelopment opportunity
- Relatively high traffic count on Rt. 272 (>14,500 AADT), but site has visibility and driving access challenges
- Good pedestrian connection to downtown
- Current market perception of area is less favorable than other areas in Town.



STATION AREA 2 REVISED PLAN



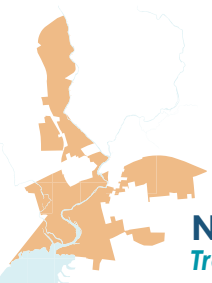
BEFORE & AFTERS



North Main Street at Rolling Mill Road showing proposed train station, commercial building, transit hub, and streetscape improvements



New townhouses and streetscape improvements on Rolling Mill Road



TOD OVERLAY DISTRICT ZONING RECOMMENDATIONS

- Higher density and taller residential buildings than currently permitted
 - 7 – 10 du/ac; density greatest close to transit station
 - 3 – 4 stories
 - Compatible style and materials to existing community character
- Preserve historic buildings
- 32' wide cartway, 5' sidewalk, and 5' landscaped buffer; special treatments at crosswalks
- Civic space near platforms and proximate to residential development
- Preservation of wetlands
- Access to waterfront, easements for future trails and bike connectivity

