

A.D. Makepeace Company
TDR and Open Space Preservation
Moving Forward

May 14, 2007



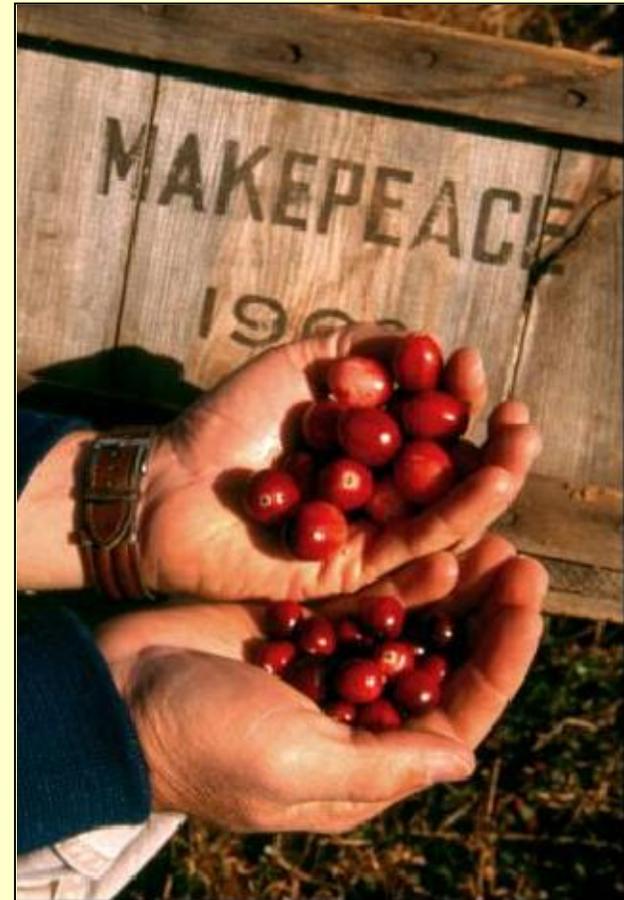
Meeting Objectives

- Progress to Date
 - TDR/TRVD Zoning
 - Massachusetts Environmental Policy Act filing and Plymouth's Comments
- Current Activities
 - Planning Board Workshop Schedule
 - TDR Plans/Certificates
- Next Milestones



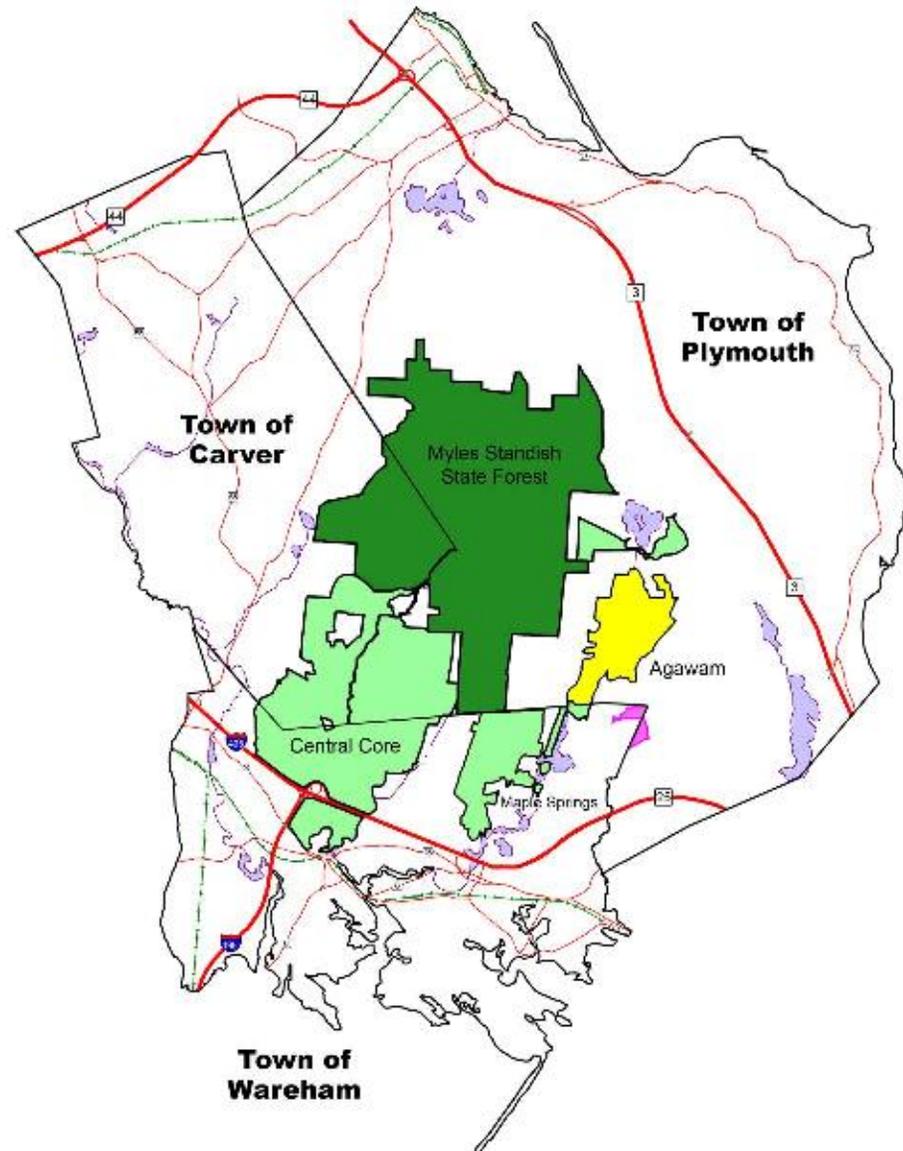
A.D. MAKEPEACE COMPANY

- Continued commitment to land stewardship and open space preservation
- Ongoing active cranberry operations
- Sustainable, conservation-based real estate projects
- Inspired by Nature





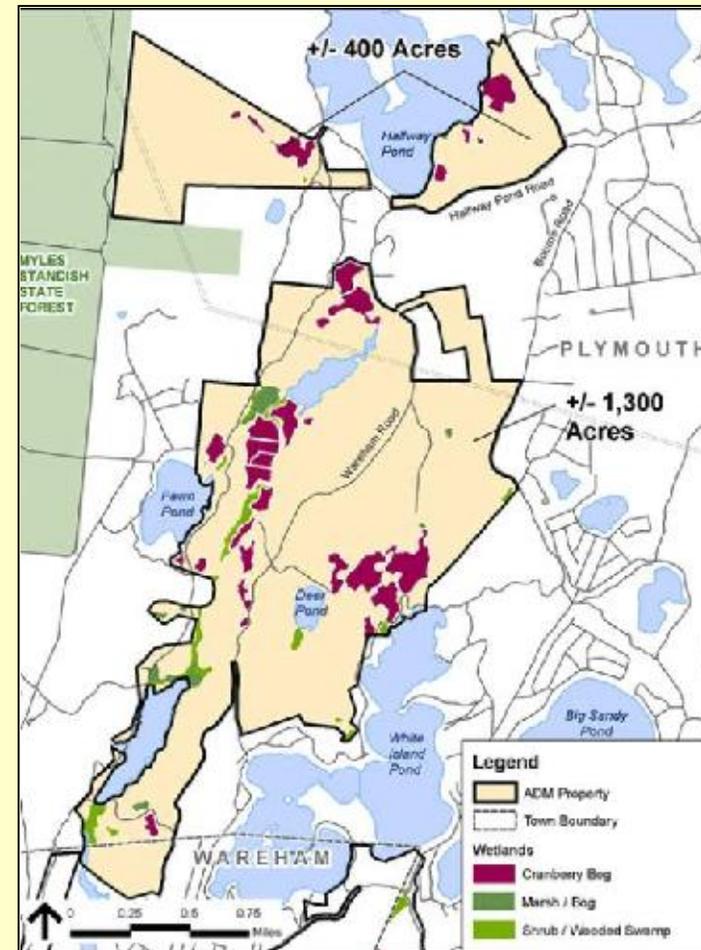
ADM Real Estate Holdings





South Plymouth Properties

- Wareham Road parcel (1,300 acres)
- Halfway Pond Parcels (400 acres total)
- Adjacent to 14,000-acre Myles Standish State Forest

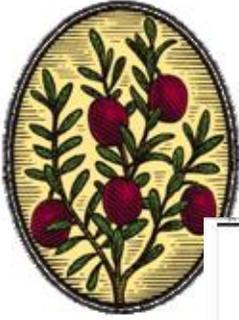




Conventional Development

- **RR Zone** - large lot conventional residential subdivisions
- Protected open space is fragmented and reduced significantly
- Diminished character of scenic rural roads and landscape
- Septic systems and large lawns can have significant impact on groundwater quality





Halfway Pond East Subdivision

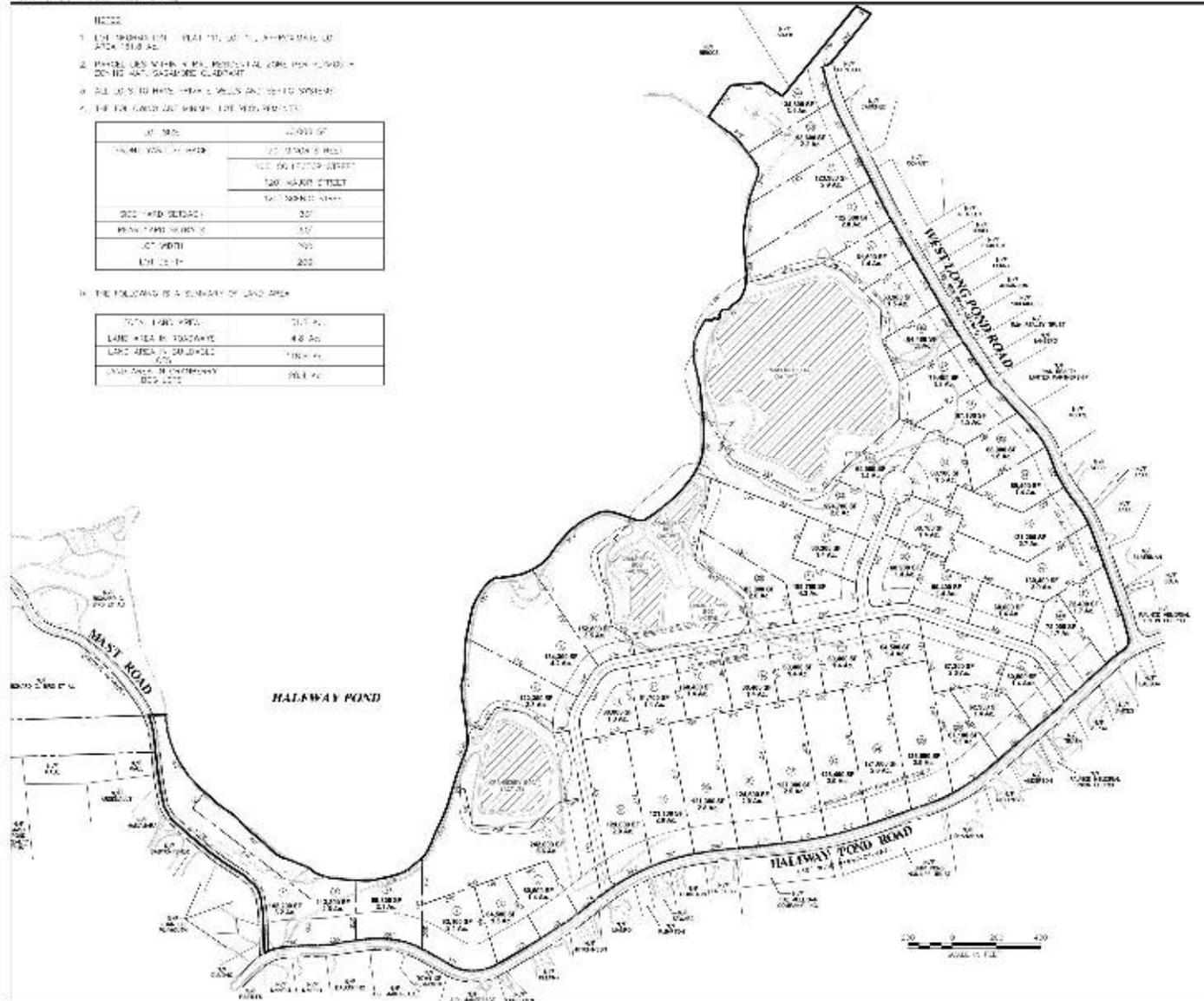
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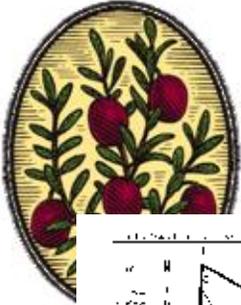
1. LOT DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
2. PROPERTY LINES SHALL BE PROVED BY SUBMITTING TO THE APPLICANT'S SURVEYOR A CERTIFIED AND SIGNED QUANTITY.
3. ALL LOTS TO BE BUILT SHALL BE BUILT TO THE SYSTEMS.
4. THE FOLLOWING IS A SUMMARY OF LAND AREA:

LOT AREA	44,922 SF
HALLOWAY ROAD	27,700 SF
	100,000 SF
	120,000 SF
	10,000 SF
ROAD WIDTH	20'
MINIMUM WIDTH	10'
LOT WIDTH	100'
LOT DEPTH	200'

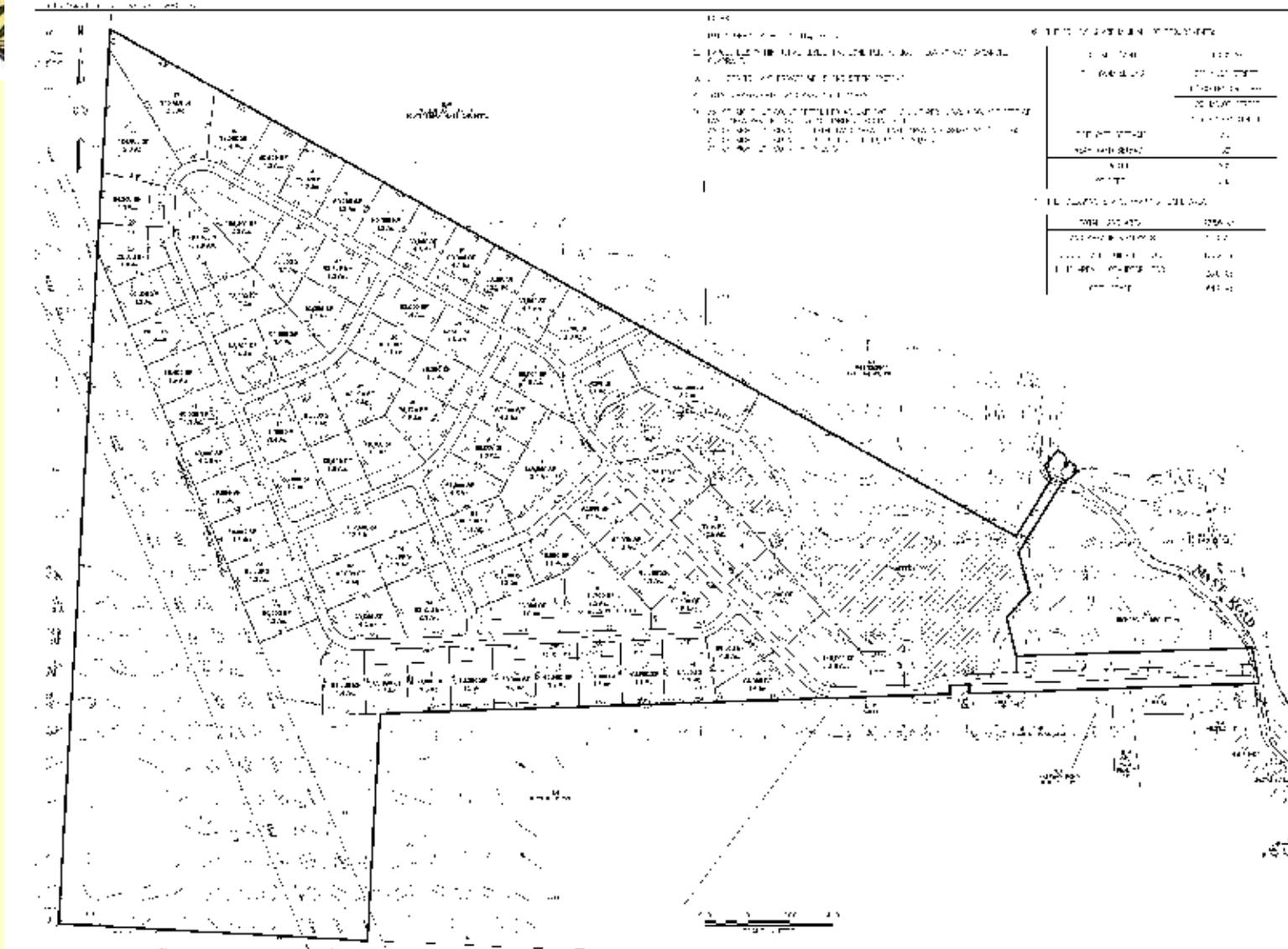
5. THE FOLLOWING IS A SUMMARY OF LAND AREA:

TOTAL LAND AREA	100,000 SF
LAND AREA TO BE BUILT	40,000 SF
LAND AREA TO BE BUILT	100,000 SF
LAND AREA TO BE BUILT	100,000 SF



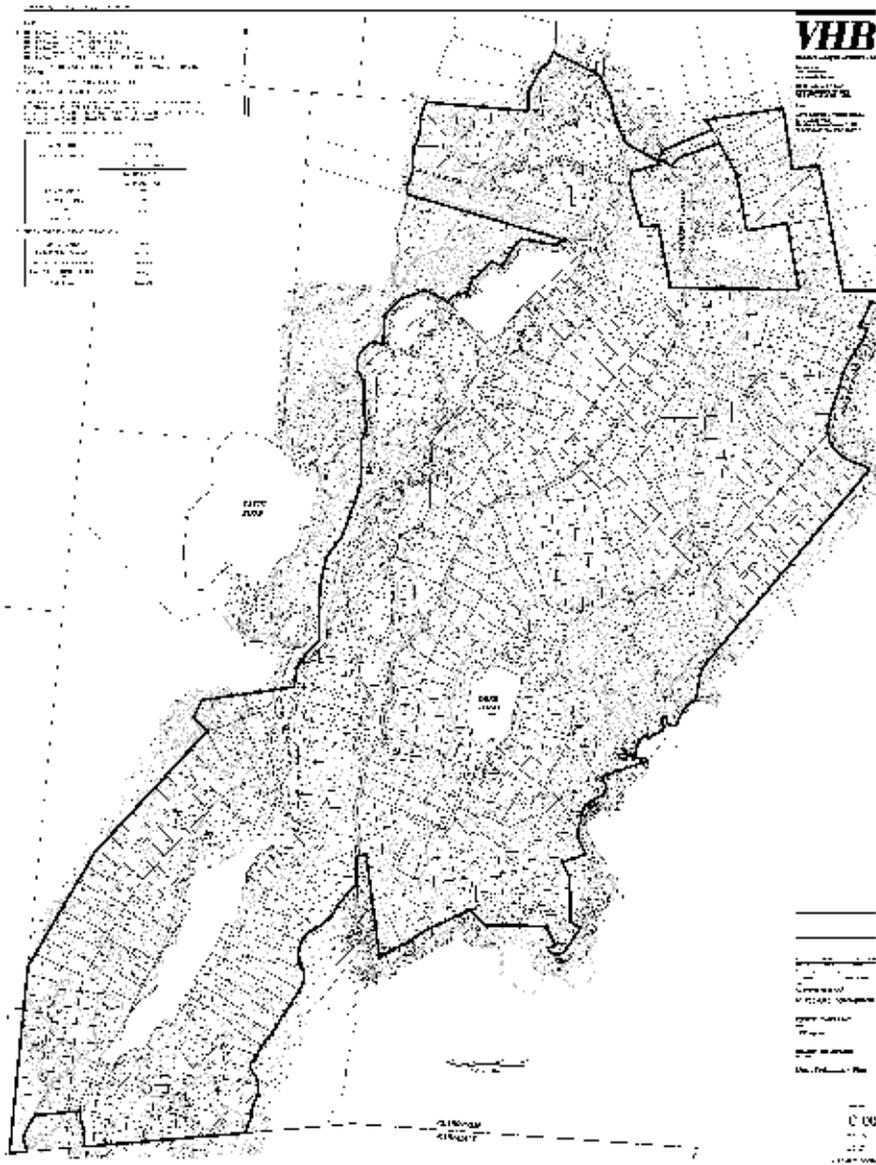


Halfway Pond West Subdivision





Wareham Road Core Parcel Subdivision





Example of TDR Conversion Factors

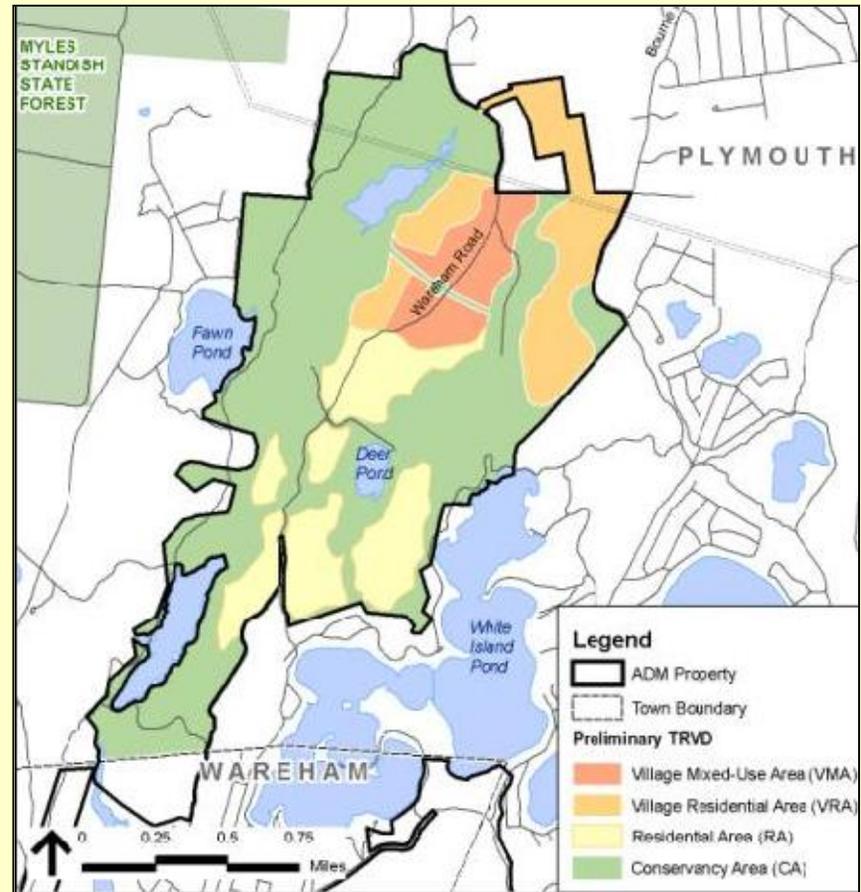
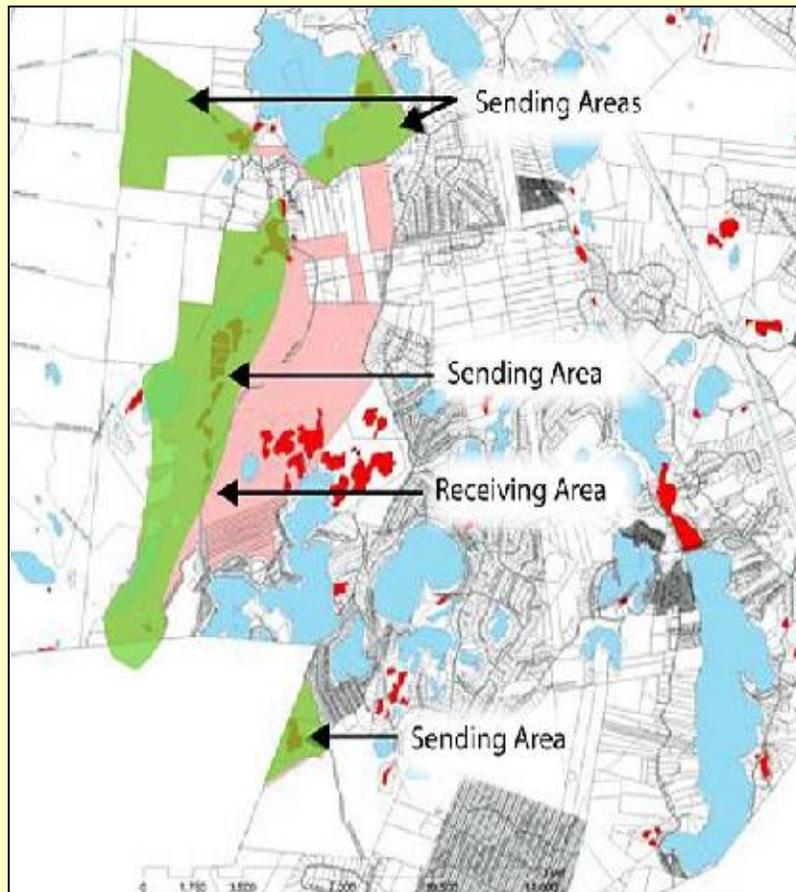


1,800 acres
650± development credits
Yields

- 300 single family
- 386 2 BR attached
- 108 3 BR attached
- 148 1.5 BR attached
- 90,000 SF commercial



TDR and TRVD





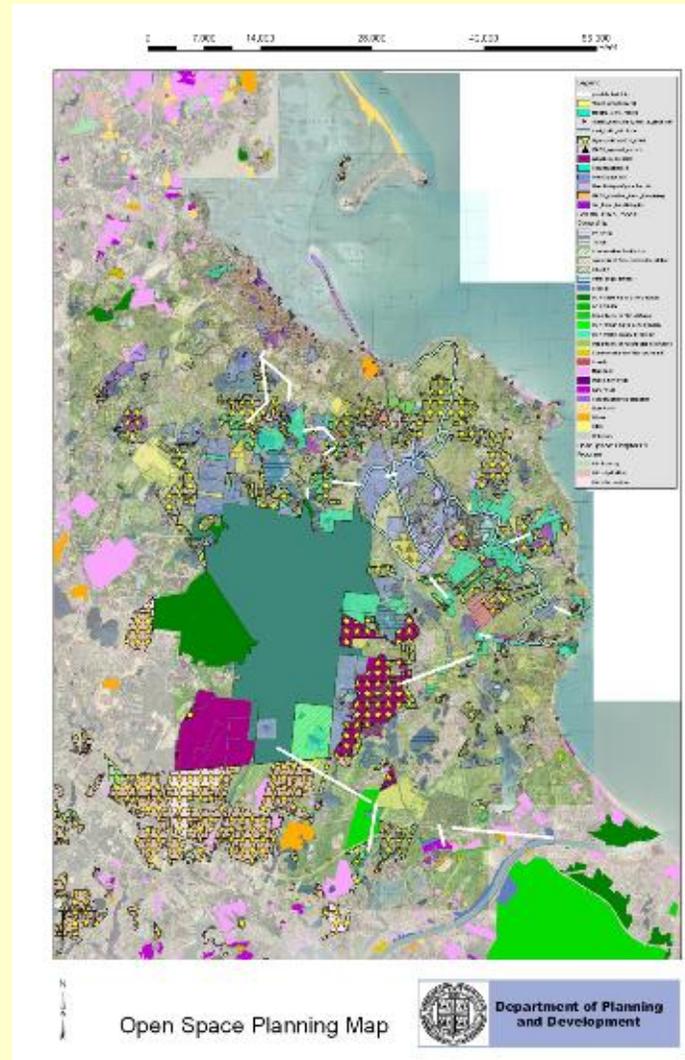
Natural Heritage Program/Open Space Preservation

- 80% of landholdings east of the State Forest to be preserved (more than 1,600 acres through TDR and habitat protection)
- Working with the MNHESP to identify appropriate areas to concentrate development
- Conservation Restrictions will reflect both TDR and the MNHESP agreement





Plymouth Open Space Context



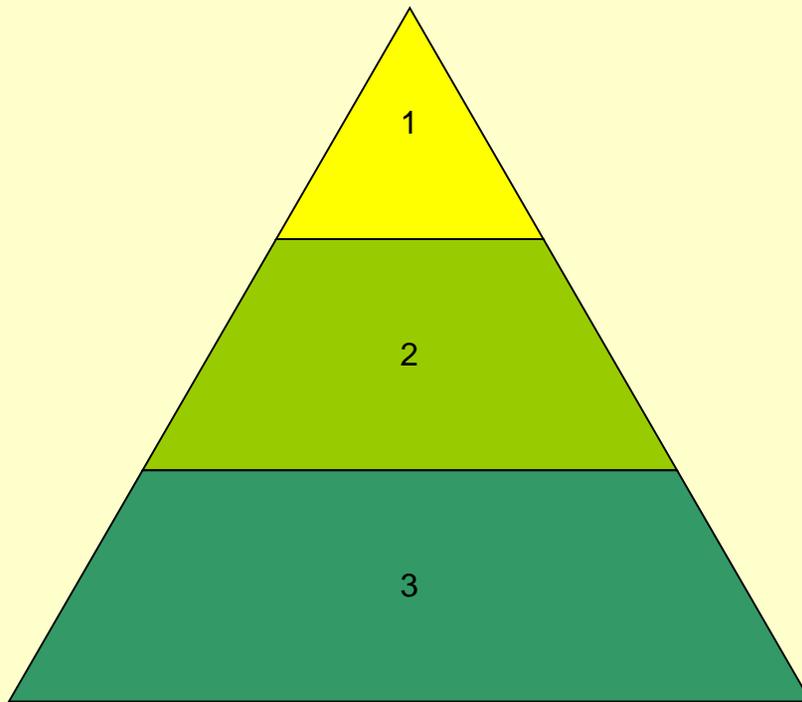


Connecting Open Space

- Working together to provide public access and connections to trails and river corridor
- Connectivity for bikes and hikers
- Opportunities for birding and kayaking
- Potential Wildlife Sanctuary
- Public amenities, ball fields, horse trails



Managing Open Space



1. Limited public access to protected habitat and sensitive resources
2. Walking trails and controlled water access for boating
3. Expansive public access to ball fields and recreational facilities



Next Steps

- Plymouth Planning Department/Planning Board
 - Complete Workshops
 - Complete Peer review on Traffic Study
 - Review and comment on Fiscal Impact Analysis
 - Complete TDR Reviews
 - Conduct Public Hearing on Special Permit Application