

**MCO COTTAGE RENTALS
DUNSTABLE, LLC**

**DUNSTABLE ZBA
COMPREHENSIVE PERMIT
PRESENTATION**

JUNE 5, 2025



PROJECT DEVELOPERS

Mark O'Hagan

MCO & Associates, Inc.

Harvard, MA.



- Extensive experience in 40B Development. Lots of work in smaller communities similar to Dunstable.
- Recently completed similar Cottage community in Lancaster, MA.

Brian Weilbrenner

Weilbrenner Construction, Inc.

Dunstable, MA.



- Local Builder and General Contractor will be responsible for project construction.

KEY ASPECTS OF PROPOSAL



48 Cottage Style Residences. Cottages Range in Size from 1 to 3 bedrooms.



Cottages range in size from 800 square feet for a 1 bedroom home to 1,400 square feet for a three bedroom home.



25% of Cottages to be rented to Income eligible individuals and families per EOHLC guidelines. Affordable rents est. to be \$1,784 for 1BR; \$1,961 for 2BR; \$2,114 for 3BR.



Central Green Space, Compact site design, Open space and Access to Pond area.

ORIGINAL PROPOSAL



OVERALL SITE PLAN

REV.	DATE	DESCRIPTION	BY	CHECKED BY
1	APRIL 7, 2023	ISSUED FOR PERMITTING	H.W.	J.W.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
310 MECHANIC STREET
LEMINSTER, MASSACHUSETTS 01852-2296
WWW.HALEYWARD.COM

PROJECT:
MCO COTTAGE RENTALS
164 PLEASANT STREET
DUNSTABLE, MASSACHUSETTS
P.O. BOX 872
HARVARD, MASSACHUSETTS 01451

DRAWN BY:
MCO & ASSOCIATES

TITLE:
OVERALL SITE PLAN

DATE	SCALE
APRIL 7, 2023	1" = 60'

DESIGNED BY	CHECKED BY	DATE
BPM	BPM	AMC

PROJECT NO.	SHEET NO.	PLAT NO.
2023001-001	1 OF 1	

PROJECT INFORMATION

Parcel Size: 28.5 Acres

Area of Development: 7.3 Acres (25.6%)

Area of Open Space: 21.2 Acres (74.4%)

Impervious Areas:

- Structures 51,428 sq ft (4.1%)
- Roadway Paving 79,130 sq ft (6.4%)
- Sidewalks 6,536 sq ft (.5%)

Length of Roadway: 1915 Linear Feet

Septic System: 8,470 gpd (reduced from 9,900 gpd)

Number of Cottages: 48

- 24 One Bedroom Cottages
- 19 Two Bedroom Cottages
- 5 Three Bedroom Cottages

Number of Parking Spaces: 137 (could be reduced)

OVERALL SITE PLAN

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
110 MECHANIC STREET
LEONARD, MASSACHUSETTS 01834
978.537.5295

MCO COTTAGE RENTALS
184 PLEASANT STREET
DUNSTABLE, MASSACHUSETTS

MCO & ASSOCIATES
P.O. BOX 372
HARVARD, MASSACHUSETTS 01451

OVERALL SITE PLAN

DATE: APRIL 1, 2025 SCALE: 1" = 60'

DRAWN BY: JWM CHECKED BY: JWM DESIGNED BY: JWM

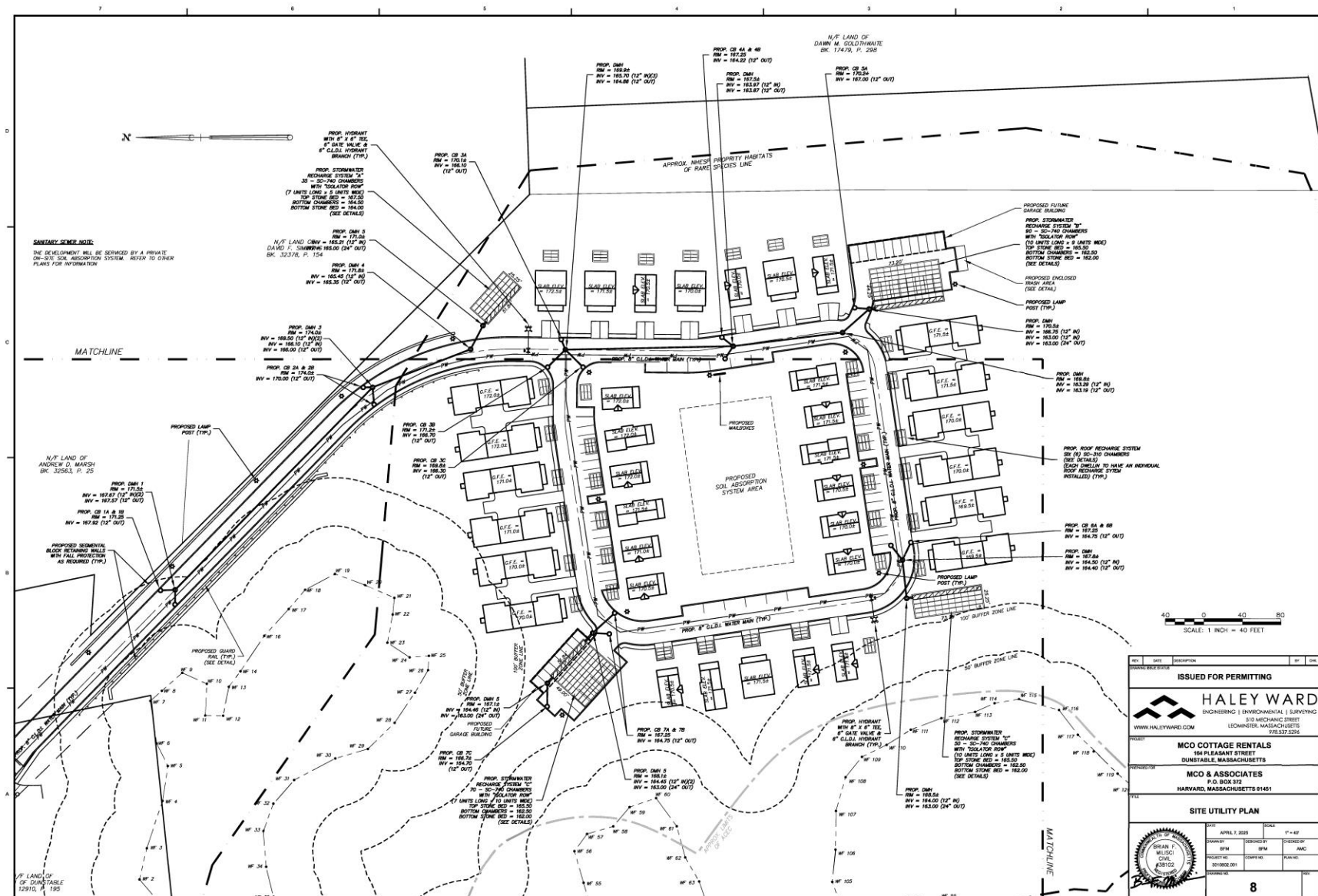
PROJECT NO: 20-0002-001



PERMIT NO: 20-0002-001

SEAL: 20-0002-001

3

DRAINAGE LAYOUT



REV.	DATE	DESCRIPTION	BY	CHK.
ISSUED FOR PERMITTING				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING WWW.HALEYWARD.COM LEONARD, MASSACHUSETTS 01937-5295				
PROJECT MCO COTTAGE RENTALS 184 PLEASANT STREET DUNSTABLE, MASSACHUSETTS				
PREPARED BY MCO & ASSOCIATES P.O. BOX 374 HARVARD, MASSACHUSETTS 01451				
SITE UTILITY PLAN				
DATE: APRIL 1, 2025 SCALE: 1" = 40'				
DESIGNED BY	SPM	CHECKED BY	SPM	APPROVED BY
DRAWN BY	SPM	DATE PLOTTED	DATE PLOTTED	DATE PLOTTED
				
8				

THE COTTAGES

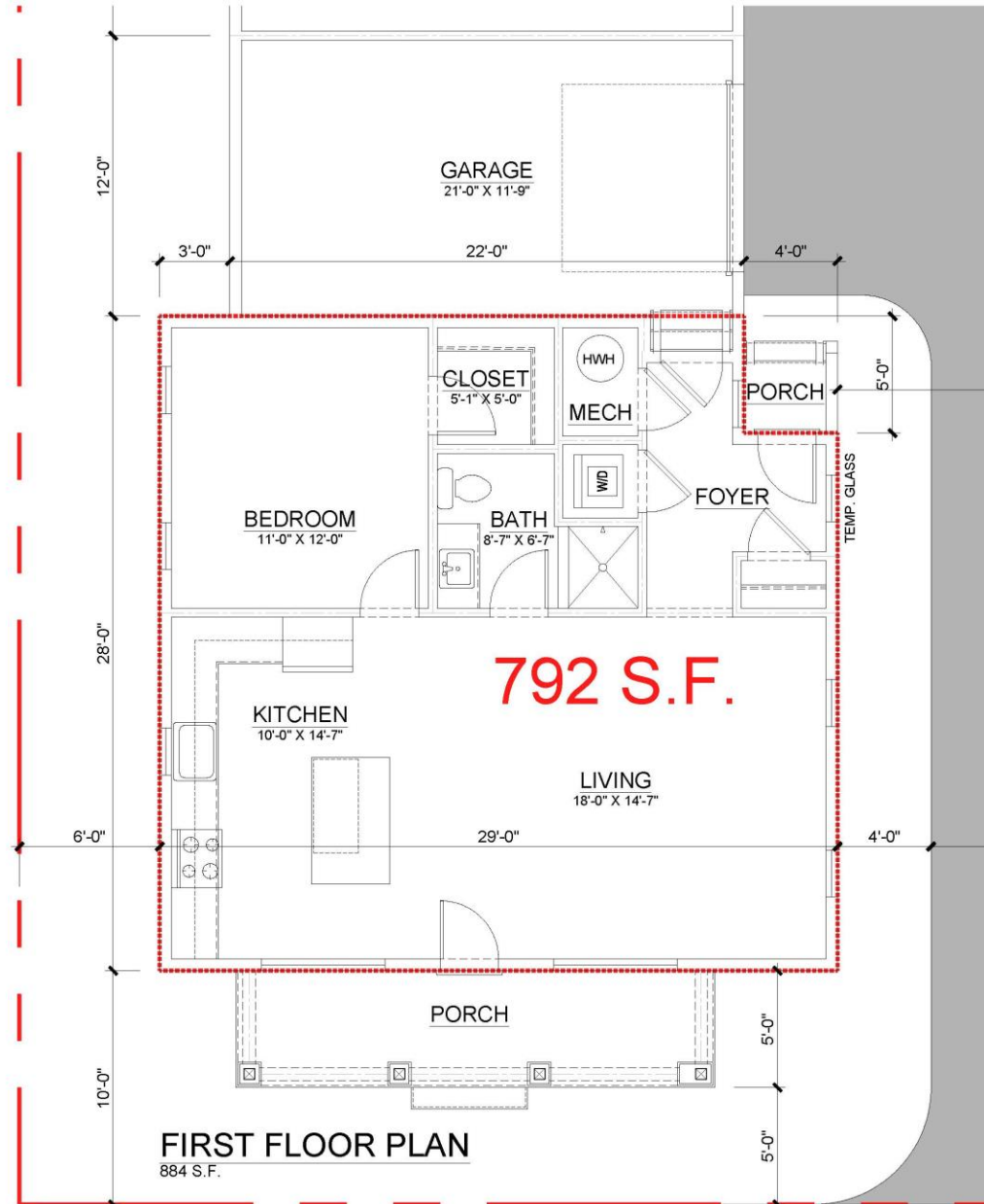
- HOMES 800 SQ FT TO 1,400 SQUARE FEET
- 1— 3 BEDROOMS
- 1 TO 2 BATHROOMS
- ALL FEATURE BROAD, USABLE FRONT PORCHES
- ONE LEVEL LIVING IN BUNGALOWS & THREE BEDROOM HOMES
- ENERGY EFFICIENT — ALL ELECTRIC
- BEAUTIFUL INTERIOR FINISHES

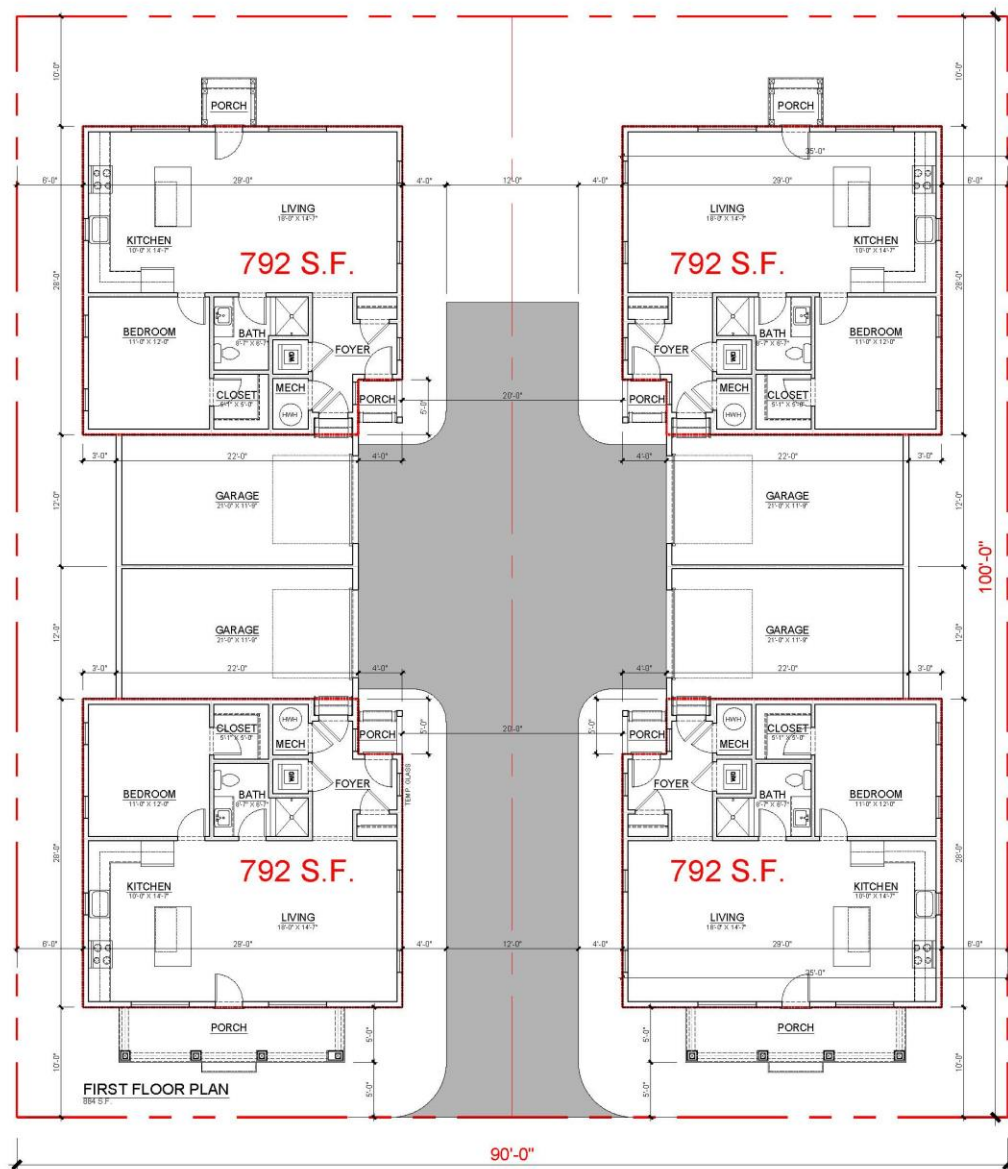


ONE BEDROOM BUNGALOW

- ONE LEVEL LIVING
- ATTACHED GARAGE
- GREAT OPEN FLOOR PLAN
- 800 SQUARE FEET
- DUPLEX DESIGN FOR LOT EFFICIENCIES

ONE
BEDROOM
BUNGALOW
FLOOR PLAN





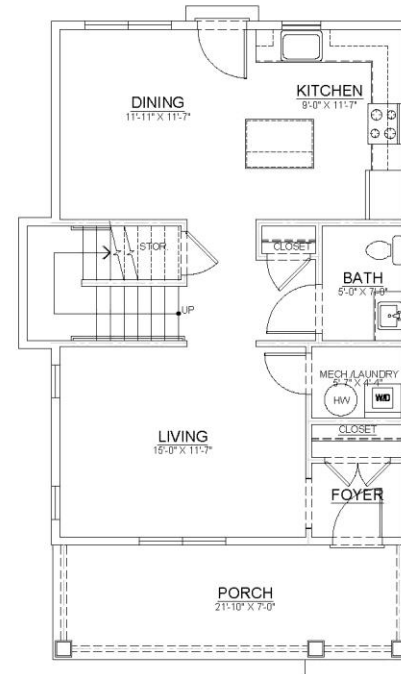
ONE BEDROOM BUNGALOW LAYOUT PLAN



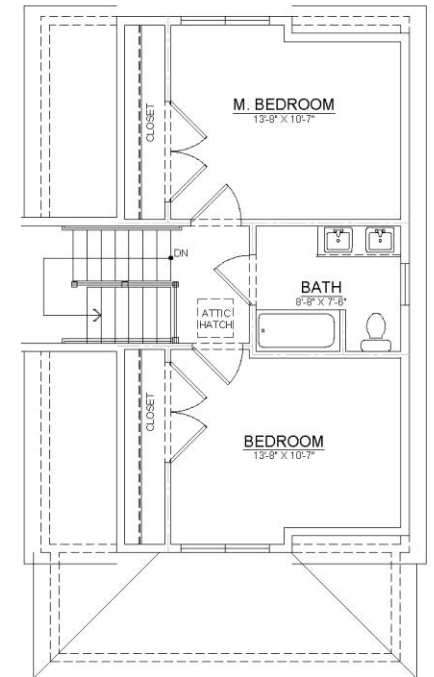
TWO BEDROOM TWO LEVEL COTTAGE

- ISLAND KITCHEN
- 1.5 BATHS
- GREAT FRONT PORCH
- 1,296 SQUARE FEET

TWO BEDROOM COTTAGE



FIRST FLOOR PLAN
720 S.F.



SECOND FLOOR PLAN
596 S.F.





TWO BEDROOM BUNGALOW

- **ONE LEVEL LIVING**
- **2 FULL BATHS**
- **GREAT OPEN FLOOR PLAN**
- **1,152 SQUARE FEET**

TWO BEDROOM BUNGALOW



FLOOR PLAN
1,152 S.F.

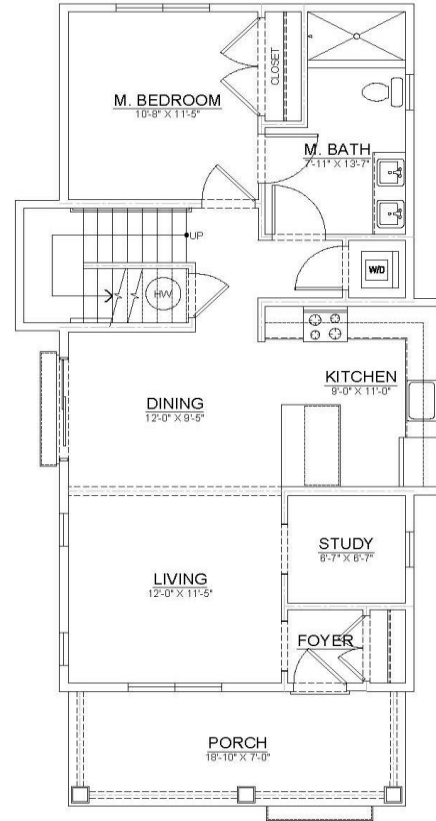




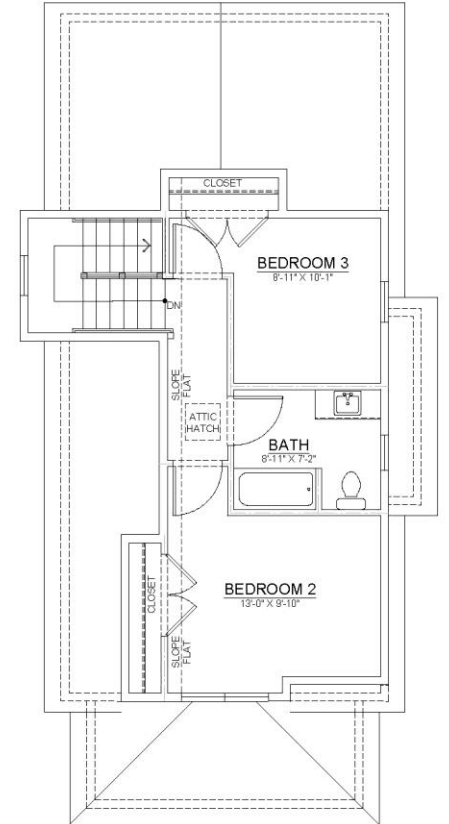
THREE BEDROOM COTTAGE

- **FIRST FLOOR
MASTER**
- **2 FULL BATHS**
- **1,408 SQUARE
FEET**
- **POCKET OFFICE**

THREE BEDROOM COTTAGE



FIRST FLOOR PLAN
884 S.F.



SECOND FLOOR PLAN
524 S.F.



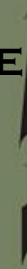


LANCASTER — MODEL HOME INTERIORS

**SOME OTHER WORK BY
MCO & ASSOCIATES**



MCO COTTAGE RENTALS LANCASTER, LLC



FENCED REFUSE CENTER

COTTAGE LANE

COMMUNITY GREEN

POCKET PARK

OPTIONAL GARAGING

MAILBOXES

OPTIONAL GARAGING

PRIVACY FENCE

VEGETATIVE BUFFER

COTTAGE LANE



MCO COTTAGE RENTALS
LANCASTER, LLC



**MCO COTTAGE
RENTALS
LANCASTER, LLC**



MCO COTTAGE RENTALS LANCASTER, LLC

- CRAFTSMAN VILLAGE BOLTON
 - 30 DETACHED CONDOMINIUMS
 - SHARED WELLS AND SEPTIC
-







SUMMARY

- New Community providing 48 Affordable Rental homes
- Innovative Cottage rentals
- Look & feel consistent with Town of Dunstable (not large apartment buildings)
- All Homes would count towards your SHI
- 70% of all affordable homes can be for local preference
- Natural Buffers to existing neighborhood
- Varied product mix ranging from 800 to 1,400 sq feet with 1, 2, 3 bedroom designs.
- Broad range of Local constituents to benefit
 - *Seniors, Single, Couples, Families*

THANK YOU FOR YOUR INTEREST

QUESTIONS or COMMENTS

MARK O'HAGAN

MCO COTTAGE RENTALS

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508-395-1211

BRIAN WEILBRENNER

WEILBRENNER CONSTRUCTION

508-815-8312

