



February 29, 2024

Dear Mr. Hall,

We appreciate the interest that the Town has shown in creating an overlay district on a portion of Gordon College property located in Manchester to address its obligations under G.L. Chapter 40A, Section 3A. The College is certainly willing to continue conversations with the Town toward that end. As a matter of fiduciary responsibility, we would need to have a fully permitted project in place prior to and in conjunction with a conveyance of the property out to a third-party buyer and thereby remove the property from being “excluded property.” We are open to exploring potential developers to that end.

In addition, we also believe that the most advantageous approach for both the Town and the College would be to create an overlay district retaining the current zoning. In drafting the overlay, we’d request that we are given the opportunity to provide significant input into the terms of the bylaw amendment to make sure that the zoning would accommodate a project, the size of which, would make it attractive to a developer. We would also suggest that the parcel could be appropriately and beneficially put to mixed residential and commercial uses, including modest retail etc. Given the remote location of the property, those uses, should they prove of interest to the market, would have no adverse impact on the Town or its residents. On the other hand, of benefit to the Town, the development would return the parcel to the tax rolls. It seems that this is an opportune time to address all of these issues comprehensively.

We look forward to working cooperatively with the Town.

Thanks,

Chris Imming
Senior Director of Campus Planning