

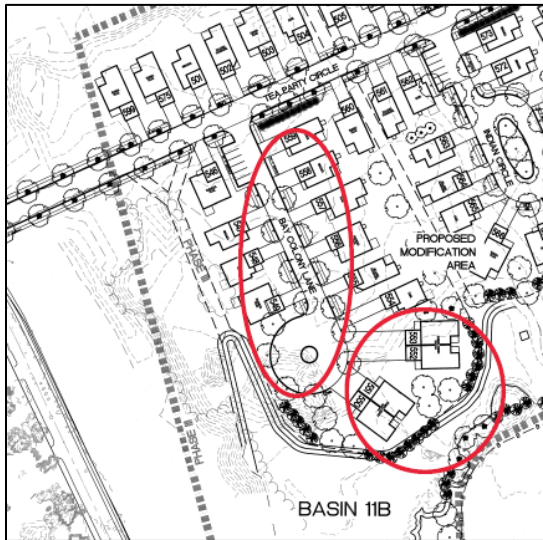
OVERVIEW OF MODIFICATION BENEFITS

EXHIBIT I

Westminster Village, 10/7/2022

Following is a list of benefits associated with the proposed 10/6/2022 Modification Plan as compared to the previously denied 1/10/2022 Modification Plan:

1. Improved spacing within Bay Colony and between Bay Colony and Indian Circle: Bay Colony Circle was (i) revised to include a landscaped area in the center (as in the original site plan), (ii) shortened by 50', and (iii) relocated 25' further from Indian Circle (along with relocation of the drain line further southwest).



1/10/2022 Plan



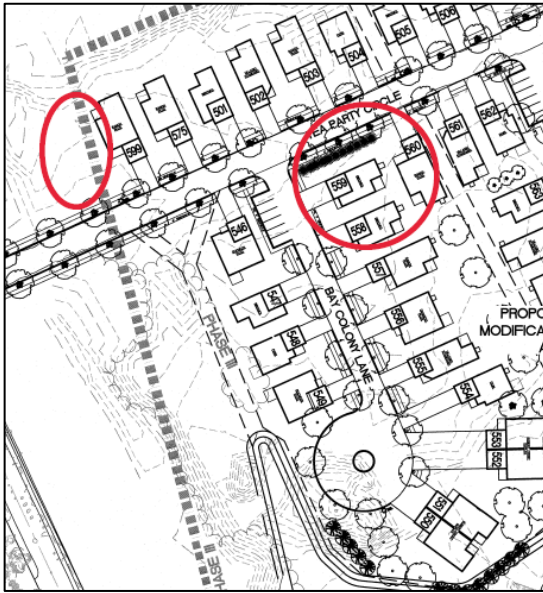
10/6/2022 Plan

2. More single family units, less massing: The 10/6/2022 Plan converts 2 duplex units to 4 single-family units, but providing the same number of units (125) as in the original plan and the January Plan. As the drone photograph below shows, the single-family units are aesthetically more appealing than the duplex units by providing open space, light and views between the units – mitigating the massing effect associated with the duplex buildings and the originally approved multi-unit buildings.

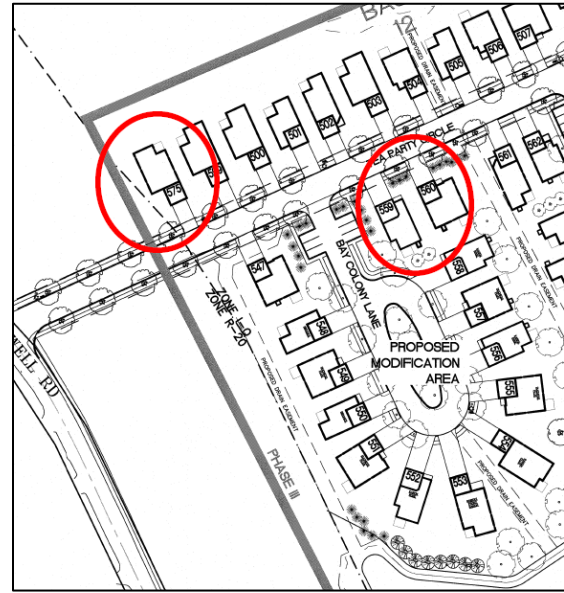


June 27, 2022 drone photo

3. Additional drives on Tea Party: The 10/6/2022 Plan moved one unit from Bay Colony to the outside of Tea Party and shifted one drive from Bay Colony to Tea Party. These revisions allow for a more logical spacing and layout of units. Adding drives along Tea Party in this Phase 3 area does not present the concerns that residents expressed with respect to new drives previously proposed on Tea Party in the vicinity of King Phillip Trail – where the owners had already purchased their units expecting vegetation along Tea Party, not drives. Here, in Phase 3, the buyers of the units along Tea Party will be aware of the proposed drives on Tea Party and this revised layout prior to purchasing their units.



1/10/2022 Plan



10/6/2022 Plan

4. Expedited Project Completion: The applicant currently has 17 of the 26 Phase 2 units under agreement and the market for these units remains strong. Work on Phase 3 cannot start until this appeal is resolved and the Phase 3 layout is finalized. The 10/6/2022 Plan reflects a layout that would facilitate completion of the project in the most expeditious manner. Also, the applicant remains willing to accept the previously requested condition related to the completion of Phase 2 infrastructure, as follows:

All infrastructure located in Phase 2 must be completed prior to the issuance of a building permit for any units located within Phase 3. This shall include but not be limited to replacement of basecoat, top coat sidewalk construction, curbing and operational street lights.