

V. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The addition of three thousand seven hundred fifty (3,750) housing units and two million eight hundred seventy-five thousand (2,875,000) square feet of commercial, retail, industrial, and transitional uses will result in the irreversible and irretrievable commitment of a number of resources. The largest commitment of a natural resource will be the transformation of land from an undeveloped or low intensity use (such as farmland) to a developed state, either residential or commercial. If the projections forecasted in this report are realized, nearly one thousand eight hundred (1,800) acres will be committed to some type of development by the year 2009; meaning the loss of woodlands and wildlife habitat. This land will then be unavailable for other uses.

Construction of new development will require building materials, the use of energy, and man-hours. During construction and upon completion, the new developments both residential and commercial will require services: water, sewer, electricity and gas as well as provisions for solid waste disposal. The resources committed for these projects will be unavailable for other uses.

Development will also have an impact on financial resources. Money (either public or private) expended on these projects will be unavailable for other projects. However, the financial expenditures to build and operate these new ventures should generate revenue to owners and employees of business and to the Town in the form of property taxes. In addition, future development will be required to pay its fair share for infrastructure, roadway and other improvements associated with that development.