

The First Amendment makes the following changes to the LDA:

1. In the event that the Phase 3 closing does not occur, any future redevelopment on the Town Parcel (i.e., the parcel with the Community Center/Church) will provide parking on the Town Parcel only (and not utilize the Wentworth Hall parcel or the current CVS parcel).
2. In the event that the Phase 3 closing does not occur, the Town will provide Petruzziello a 30 foot wide easement across the so-called East Street parcel and the Community Center/Church parcel in order to provide the Phase 2 Parcel (Wentworth Hall).
3. Language has been added to protect 40 parking spaces for CVS during special events at the new Wentworth Hall/Community Center or Morrison Park. During such events, 40 spaces will have a temporary sign that says "CVS Parking Only." The Town will also provide someone to monitor parking to assure CVS has adequate parking during the event.
4. The use restrictions on the Town-owned land adjacent to CVS have been incorporated into the Reciprocal Easement Agreement that governs use of the parking lot on the School Street parcel. These are the same use restrictions that are applicable to Petruzziello, except that the use restriction on the sale of alcohol has been eliminated. Also, no use restriction will not apply to the Blue Hart Tavern parcel.
5. Petruzziello and the Town agree to work cooperatively on maintaining the parking lot on the School Street parcel and to allocate the costs fairly.