

MONSON DEVELOPMENTAL CENTER REUSE PLAN

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Volume II – Phase I Report (included on disc)

I. EXECUTIVE SUMMARY

The Monson Development Center (MDC) was established by the Commonwealth of Massachusetts in 1852 as an 'Almshouse' along with two similar facilities in Tewksbury and Bridgewater. In 1866 the facility was redesignated as the State Primary School to serve indigent children. In 1895 the center became known as the Massachusetts Hospital for Epileptics, and was supported by a significant capital influx to replace older buildings with new. Many of the buildings constructed during this period remain on the campus. A 230 acre farm was also added to the facility in 1895, and an additional 300 acres were added in 1903. At its height the farm produced an abundance of fresh vegetables, eggs, and pork. The facility was renamed again in 1909, to the Monson State Hospital. A second campus building program occurred as part of the Federal Works Progress Administration in the 1930's. In 1965, the facility transitioned from serving epileptics to serving the developmentally challenged. Agricultural operations ceased in the 1970's due to the declining patient population. At its peak in 1969 the center cared for 1607 patients, by 2003 the patient population was only 174. In 2012-2013 the last remaining residents were relocated to community housing and the MDC was closed.

The Commonwealth of Massachusetts enacted legislation in 2009 (and amended in 2010) that authorized the creation of a Reuse Committee whose objective is to create a reuse or visioning plan for the MDC property. A copy of the official legislation is included in Appendix A. The objective of the reuse planning effort is to promote and facilitate a productive reuse of the MDC property. A productive reuse has been defined as a reuse that meets the following objectives:

- Provides the opportunity for local tax revenue and job creation.
- Viewed by the local community as an attribute
- Eliminates the need for the Commonwealth to fund operational costs.
- Assuming the other objectives are met, positive cash flow to the Commonwealth at the time of disposition is a desire, but secondary to the above objectives

In July 2013, the reuse committee selected JLL and their partner Fuss O'Neill to evaluate the existing property and available information, perform a market and demographic study, and ultimately to develop a reuse plan for the property.

The market and demographic study concluded that the site has many positive attributes that could attract development, but other factors will make the potential for development challenging. Positive attributes include the scale of available land, proximity to interstate highways, view corridors, existing utility network, road frontage and potential to reactivate a rail spur to an active freight corridor. Challenges to development include low traffic levels on area roads and highways, low density of population, an abundance of other developable property. Based on these attributes and challenges it was determined that significant development of the MDC would require creating a 'destination' that would draw interest in support from the region and not just the local community. The site resides approximately in the middle of a triangle formed by the cities of Worcester, Springfield, and Hartford. The Reuse Committee recognized that support from this "triangle" region and potentially beyond, was critical to the successful development of the MDC. The

market study concluded that the most viable opportunities for development included industrial and distribution, specialty residential and agricultural. Recreational and educational uses were also identified as potentially viable.

The Committee's original study also included an assessment of existing land use, site access and circulation, and other existing features that could impact potential development. The full Phase 1 Report and Market Analysis are attached as Volume II.

As the Committee transitioned from the Market Study to the reuse plan it became clear that the MDC subdivides neatly into 6 different potential development area zones. The Development Zones are depicted in Exhibit A: Figure 11 and are briefly described as:

- Area 1 along State Avenue north of the current MDC access road
- Area 2 along Upper Palmer Road south of the current MDC access road.
- Area 3 and 6 the 'Restricted Use' areas at the far north end of the campus and the area on the hill west of State Avenue/Upper Palmer Road. These areas have legislated restrictions on use and as such have limited or no commercial development potential.
- Area 4 north of Hospital Road
- Area 5 south of Hospital Road

After reviewing the Market Study, Phase 1 report, and preliminary development concepts, the Reuse Committee made a decision to focus on the three primary reuse opportunities of industrial, specialty housing, and agricultural. The committee also decided that a more targeted market study was required. The Consultant Team then undertook a targeted study to determine whether there was clear evidence of actual development activity in these three concepts within the 'triangle.'

The targeted follow up Market Study (included as Appendix B) concluded that there was indeed evidence of modest development activity within the triangle in the industrial and specialty housing sectors and that while evidence of actual agricultural evidence was scarce, there was clear anecdotal evidence that this sector is also promising.

Based on the findings of the targeted follow up Market Study, the Committee proceeded with the final Reuse Study. As requested, the final Reuse Study recaps the key site attributes, recommends zoning adjustments, and succinctly summarized our recommendations for development for each of the Development Zones. The results are summarized in two key documents herein: 1. The Reuse Plan outlining the Development Zones which is included in Exhibit A: Figure 10; and 2. A table summarizing reuse recommendations included in Exhibit D.

II. SITE ANALYSIS

A. Site description

The MDC property is located in the northern end of Monson. The property is actually closer to the center of Palmer than to the town center of Monson. The property limits are depicted on the Base Plan included in Exhibit A: Figure 1.

The Property includes a total of 649 acres including two significant restricted use areas, which have a combined area of 390 acres. The Restricted Use areas are depicted in Exhibit A: Figure 4. The Reuse Study focused primarily on the areas that are not restricted.

The MDC property benefits from good roadway and highway access. State Avenue and Upper Palmer Road is a roadway that runs north to south through the property. Hospital Road runs east to west through the main campus of the MDC. It is important to note that a bridge at the west end of Hospital Road is closed, thus requiring the connection from these two thoroughfares to be made through secondary campus roads.

Hospital Road or State Avenue provides access to Route 32 which is a two lane arterial highway that is important to commerce in the region. This site also benefits from easy access to the interstate Highway system including the Massachusetts Turnpike (aka Interstate 90) via the Palmer exit which is less than a 10 minute drive from the property. Interstate Highways 84 and 91 are also readily accessible via the turnpike or nearby Route 20. The non-restricted developable land is situated along Upper Palmer Road (aka State Avenue) and along Hospital Road and Macomber Road. The majority of the developable land is east of Upper Palmer Road and south of Hospital Road, but there is substantial land west of Palmer Road and north of Hospital Road.

The Property is improved with numerous buildings and other features that were part of the MDC. The condition of these buildings range dramatically from condemned to good condition. More information can be found in the Phase I Report (Volume II of this report).

B. Existing zoning summary

The site sits at the northern boundary of the Town of Monson and is abutted by Rural Residential, Industrial and Residential Village uses. The site itself is entirely located within the Reserved Land (RL) zoning designation. Zoning allowed by right on RL sites include: agriculture, conservation land, exempt education, exempt religious, library, museum, swimming pools and exempt family day care. Zoning that is conditionally allowed pending planning board or zoning board approval includes: private recreational clubs.

The RL zoning district is defined in Section 2.3 of the Town of Monson Zoning Code. The purpose of the RL zone is to conserve land in public or semi-public ownership and to limit the location and use of land and buildings under private ownership for trade, industry, agriculture and residential purposes.

Prohibited uses include any industrial, business or residential use under private ownership that does not furnish a public service or utility use. The site previous uses including hospital and cemetery uses are no longer allowed.

The RL zoning designation is restrictive in use and options. Based on the final proposed development scenarios for the site a zoning change to a more inclusive zoning district may be recommended to achieve the highest and best use for the site.

In order to change the zoning code the following steps must be followed:

1. A development plan with proposed changes shall be prepared.
2. The Planning Board shall receive a complete study of the proposed use as well as a study on the impact on town services and facilities.
3. The Planning Board will prepare a written report on its findings and the required zoning bylaw changes. The Planning Board will hold a public meeting on the proposed changes.
4. The amendments to the zoning bylaw must be adopted by town meeting.

Based on a review of the other zoning districts within the town zoning bylaws, any future zoning change to the site could quite potentially be accommodated within the existing zoning districts. This would necessitate a redistricting of the current zoning map but not necessitate the creation of entirely new districts. Please refer to Section D of this Report for our recommendations with regard to zoning.

C. Existing site attributes

1. Developable Area

The MDC property consists of 649 acres spread across Monson's rolling hills just south of Palmer's downtown. The main campus area is bounded by Hospital Road and Upper Palmer Road to the north and west respectively and by dense woodlands to the east and south of the property. A majority of the property to the west of Upper Palmer Road and State Avenue consists of dense woodlands, sloping terrain and small streams feeding the Quaboag River and other surrounding tributaries. The lower area of the MDC abuts the Quaboag River and existing rail line to the north of Hospital Road. In this area sloping terrain along both State Avenue and Hospital Road eventually gives way to a wet meadow at the property's lowest point.

The MDC is currently part of the Reserved Land District, the purpose of which is to conserve lands in public and semi-public ownership. Permitted uses include wood harvesting, tree farming, and religious or educational facilities. Restricted Use areas envelope a majority of the site west of Upper Palmer Road and State Avenue and a portion of the lower site adjacent to the Quaboag River. These areas have been designated by the Commonwealth of Massachusetts to protect environmentally sensitive areas from development with open space being the recommended use. Industrial, commercial and retail activities are all not allowed in these areas.

We have estimated the net useable, or developable, area of the property to be +/- 183 acres taking into account existing restrictions including those related to water resources as well as steeper slopes. A plan depicting net usable area is presented in Exhibit A: Figure 6.

2. Terrain

The apex of the main campus area provides views not only into the lower valley of the campus but also to the surrounding hills and into downtown Palmer. Although heavily wooded the property to the west of State Avenue has the potential of providing views across the Quaboag River into downtown Palmer as well. The lower area of the MDC includes higher elevations closer to Hospital Road and State Avenue and lower flat meadows along the Quaboag River which offer a variety of view sheds. The higher terrain offers views north into Downtown Palmer, while the lower meadow area provides views south to the campus and surrounding hills.

There are tributaries running throughout the MDC site. One of the larger and most obvious streams, Sawmill Brook, runs through the main campus area under Hospital Road and into the Quaboag River. Buffered by vegetation through much of the site, the opportunity to daylight this waterway in strategic locations, would allow for potential recreational and environmental education areas.

Dense woodlands cover most of the MDC's property west of State Avenue and Upper Palmer Road with the exception of minor roads and buildings, most overgrown from non-use. The main campus area is cradled by a large meadow of low shrubs and tall grass cover along with a dense woodland area to the south and east. With the exception of a lone recreational field and two large meadow areas, the main campus area consists of small lawn areas, large amounts of impervious pavement areas and specimen trees scattered throughout. There is a lack of defined street corridors and limited formal garden areas. The lower site, north of Hospital Road, is home to the power plant for the MDC property, a laundry facility, small agricultural barns and a cemetery. Industrial waste and dumping has had a negative effect on the landscape around the power plant, which is void of many healthy trees and shrubs. The outskirts of the lower area (along Hospital Road and State Avenue) consist of dense woods

while much of the landscape along the Quaboag River is wet meadow with small shrubs and tall grasses.

Topography and slope information is presented in Exhibit A: Figure 5.

D. Existing utilities

1. Water

The MDC is served by municipal water with two connections from the Monson Water and Sewer Department to the southeast of the main campus off Upper Palmer Road and to the north off Hospital Road. Prior to its closing, the MDC used approx. 11-12 million gallons of water per year.

The campus currently has an internal water distribution network served by three loops and is fed by the 500,000 gallon water tank located on the eastern edge of the property. This tank provides pressure for the system (approx. 40-150 psi) with water pumped to the tank from the connection to the Monson Water and Sewer Department network along Upper Palmer and Hospital Road. The internal network in the campus was constructed from 4-, 6-, and 8-inch ductile iron pipe. A replacement program was conducted in the 1990s and early 2000s to add new gate valves, install new water meter and back flow preventer stations, and repair some areas of the piping to reduce water loss. This included new connections to the Monson Water and Sewer department with a 6" x 6" tapping sleeve off Upper Palmer Road and a 12"x6" tapping sleeve on Hospital Road. Two of the water meter/backflow preventer structures are near these connections. Existing conditions can be seen in a plan depicting existing utility systems (Exhibit A: Figure 7)

In addition, the 500,000 gallon water tank located at the top of the hill on the eastern edge of the property was also constructed during this upgrade program in the early 2000s. This new tank replaced an aging water tank located in the woods a few hundred feet to the east of the current tank. The original tank was abandoned in place with the new water tank replacing the capacity of the old tank.

Existing information

Size of main at Upper Palmer Road	6 inch
Size of main at Hospital Road	12 inch
Size of distribution system	4 inch – 8 inch
Number of storage tanks	1 elevated tank
Tank capacity	500,000 gal

Normal system pressure	40-150 psi
Existing water demand	11-12 MG/year

While the Town water system has enough capacity for future domestic use on site, water pressure is low and booster pumps or utilizing the storage tank for an on-site fire suppression grid may be possible. An evaluation must be performed on the existing tank to determine if it can be kept to provide fire flow.

The following items are recommended as part of the reuse strategy:

- Inspection of the elevated water storage tank to identify any issues with reuse.
- Existing tank too low to be incorporated into the town system as is, Modifications or relocation may be necessary
- Fire hydrant flow tests are recommended to determine the hydraulic characteristics of the water distribution system at the project site. This information can be used for designing the fire suppression system, calculating the size of the domestic and fire water services to the future buildings.

2. Sewer

Wastewater within the campus area is collected through several trunk lines running north south through the core of the campus buildings. These lines flow downhill to the north to a baffle tank located southeast of the former power plant building. The effluent from the wastewater system is then sent by gravity to a connection with the Monson Water and Sewer Department located east of the site past the railroad tracks along Hospital Road. From here, the wastewater is eventually sent to the Palmer Water Pollution Control Facility. Due to I/I and deteriorating pipe conditions, DCAMM has recently capped the sewer main leading to the town system. Existing sewer layout can be seen a plan depicting existing utility systems (Exhibit A: Figure 7)

According to the Monson Water and Sewer Department, the MDC would typically generate 12-30 million gallons of wastewater per year or 30,000-80,000 gpd. This flow was easily within the design capacity of the connections to the sewer system and the treatment facility in Palmer. It should be noted one of the reasons for the large variation in flow, and increase from water use, is due to infiltration into the system of storm water runoff. Studies performed in the early 1990s indicated short duration peaks in flow from the site coinciding with storm events.

The main objective in improving the sewer infrastructure would be to create a system that is able to handle flow independently by development area. This is to ensure that if development were to happen in phases each development area can operate with limited disruptions in service. The existing system has been abandoned due to inflow and infiltration issues. The

proposed developmental plans would require investigations and rehabilitations of part of the existing sewer system.

The following items are recommended as part of the reuse strategy:

- Construct new sewer main along Hospital Road to allow for connections from different areas to the main trunk line, this will allow greater flexibility and optimization for future parcel build out
- No longer have all flow sent to baffle tank currently in Area 4
- Evaluate potential for reuse of sewer lines to support development in both sections of Area 4 and Area 5 which will be fed to the main along Hospital Road
- Area 1a and 1b will require the sewer main along State Road to be extended to allow for connection
- Area 2a and 2b will require a sewer connection to provide service

3. Electrical

The entire campus is Primary metered. National Grid (NGRID) will need to be contacted to discuss the proposed changes and establish what will have to take place to achieve the end goal. Presently the primary voltage being utilized within the site is 2300 volts. This is low for a distribution voltage and may need to be updated. If they want to change to 5 kV, this change could be relatively simple since most of the recently upgraded equipment is rated 5 kV.

The distribution equipment consists of the main NGRID overhead 23 kV lines that provide the electric service to the campus, these are referenced as line 4 and line 7 and these should remain in place if possible. Either of these can feed the campus transformer, however line 7 is the normal feed and 4 is back-up. NGRID owns the primary metering and the transformers; all other equipment after the transformers is customer owned. This equipment consists of the primary switchgear where the incoming feeder from the NGRID transformer terminates. This switchgear feeds three primary switches, distribution transformers and underground and overhead distribution system, all customer owned. A discussion on if NGRID will take over ownership of all this equipment or what they would be willing to accept as well as what the customer would have to provide needs to be determined. To reasonably discuss this issue the extent of demolition of the existing system needs to be established, as well as, proposed schedule and use of new developments. Refer to Exhibit A: Figure 7 for a plan depicting electrical infrastructure.

The following items are recommended as part of the reuse strategy:

- Primary service lines may need to be relocated in several areas in order to optimize the layout of future development.

- Sequencing of construction needs to consider distribution locations in order to maintain continuity of service during that time.
- Buildings scheduled to remain need to have secondary metering installed in accordance with NGRID requirements. Also maintaining connection to emergency systems.
- Similar discussions need to take place with communications carrier as well as local fire department if they have wiring presently on poles
- Engage NGRID with discussions and participations for system revisions.

4. Existing Drainage

The developed central portion of the MDC property is slightly elevated compared to the surrounding land. This results in existing drainage patterns where the runoff from the central campus flows to the north and northwest – eventually reaching the Quaboag River. Runoff is collected in a series of catch basins connected to piped drainage systems, which discharges to Sawmill Brook running south north through the site in a number of locations. In addition, western areas of the parcel along Upper Palmer Road are also collected and are conveyed to Sawmill Brook and eventually out to the Quaboag River.

Due to the age of the existing MDC campus, there are no storm water quality measures in place as part of the existing drainage system. Any redevelopment of the MDC would likely result in the need to incorporate storm water quality measures into the design to be in compliance with current storm water regulations. These methods could include end-of-pipes treatments, as well as the use of open vegetated storm water collection and conveyance systems.

In addition, it is anticipated that existing drainage patterns will need to be maintained in the redevelopment of the parcel. Therefore, this will require mitigation of peak flow and runoff volume through the use of storm water detention and/or infiltration basins to mimic existing peak flows, as well as discharge locations, to minimize offsite impacts.

Note: for more detailed information regarding existing utilities, specifically individual existing system plan, please refer to the Phase 1 Report presented in Volume II of this report.

E. Historic resources

Editors Note: The following information and text is taken from the Historic Resources Memorandum prepared by Epsilon Associates.

DCAMM is undertaking the disposition of land at the MDC. As such, this action is subject to review by the Massachusetts Historical Commission (MHC) under Massachusetts General Laws, Chapter 9, sections 26-27C as amended by Chapter 254 of the Acts of 1988 (950 CMR

71.00). State Register Review is required as the Project involves the transfer of a State Register property.

The Disposition Parcel is located within the Monson Development Center National Register District. The Project site includes approximately 649 acres in the Town of Monson. A USGS map and aerial map of the National Register District is included in Exhibit B, Figures 1 and 2. The Disposition Parcel consists of 84 remaining resources including 57 contributing buildings sites and structures, 25 non-contributing resources and 2 resources which were not identified in the National Register Nomination within the MDC District to the Town of Monson. The 'contributing buildings' are listed in Exhibit C: Figure 3.

The overall MDC site was formerly utilized by Department of Developmental Services which ceased operations at the site in 2012 after the closing of the facility was announced in 2008. Presently the property is managed by DCAMM. Due to the poor condition of some of the buildings, deferred maintenance, and lack of programmatic feasibility, no state agency has expressed an interest in relocating to any buildings within the Parcel. The Commonwealth does not have the financial resources or interest by state agencies to rehabilitate the buildings and, as a result, proposes to dispose of the 649 acre parcel via a request for proposals (RFP).

The Disposition Parcel consists of the Monson Development Center National Register District, a district listed in the State and National Registers of Historic Places in 1994. The Monson Development Center National Register District includes a complex of 84 buildings, structures and sites on an approximately 649 acre site including two buildings not accounted for in the National Register Nomination. The Parcel consists of 259 acres of useable (*editor: this does not reflect restrictions from water resources and steep slopes*) land, the remainder 390 acres is use restricted. The unrestricted useable land includes 63 buildings, 5 sites and 15 structures, including 56 contributing and 25 non-contributing resources. One resource, Building 12, Site of Farm Group 1 and 2 is within the restricted use section of the property. The resources within the MDC are associated with the following groups identified in the Monson Developmental Center National Register District Nomination: Buildings from 1848-1910, Farm Buildings, Buildings from the 1930s, and Modern Buildings. All buildings associated with the Disposition Parcel are in good to extremely poor condition. Those in poor to extremely poor condition are a result of abandonment and lack of maintenance. Electric, plumbing and heating services have been disconnected to most of the structures; however, several buildings that were occupied until 2012 still have electricity. A preliminary hazardous materials assessment for the buildings within the Disposition Parcel indicates asbestos contamination, PCB and mercury-containing materials, lead-based paint and chemical and petroleum waste in the buildings and structures within the Parcel.

Photographs of the existing conditions of buildings (taken in 2009 and 2014) proposed for disposition within the Monson Developmental Center District Disposition Parcel is included as Appendix C.

III. REUSE CONCEPTS

Preliminary Reuse Plan

The recommended preliminary reuse plan is summarized in two key documents. Exhibit A, Figure 9 is a graphic depiction of recommended 'Development Areas'. Exhibit D is a table with specific reuse recommendations. Following is a narrative discussion referring to each of the Development Zones.

Developmental Parcels

The State Avenue and Upper Palmer Road Development Area (Development Areas 1a, 1b, 2a and 2b): These Development Areas are distinguished from the other zones in several ways. Each of these zones is marked by steep terrain and they are separated from the main campus by the stream that runs parallel to the roadway. Zones 1b, 2a, and 2b are also long and narrow and have relatively good frontage on the existing roadway. Zones 1b and 2b are located on the east side of the roadway and the land drops down relatively steeply to the stream. Zone 2a rises steeply up to the west from the roadway and includes an existing internal roadway that could be reconstructed to improve access. A residential use is the most likely and appropriate for these parcels. The footprints of a residential development are smaller than others, and the premium costs associated with the steep terrain will be less impactful. Since the stream and associated no-build zone create a significant buffer between these development areas and the rest of the MDC, these parcels could be considered for a separate and independent disposition. In the case of Zones 1b, 2a, and 2b single family development should be considered since the total number of units that could be developed would be limited and this may be the most expeditious path to disposition. It is important to note that all of these zones would also be appropriate for an agricultural or recreational use if a demand presented itself. While there is some potential for commercial development in these areas, immediately adjacent to the roadway, other areas of the MDC are more appropriate and present more than enough opportunity for potential commercial developers. Maps of Development Areas 1a, 1b, 2a and 2b are presented in Exhibit A: Figure 10 and 11.

The Restricted Use Development Area (Development Areas 3 and 6): These Development Areas are restricted by legislation enacted in 2008. The areas were restricted for "agricultural and conservation purposes". We believe that there may be an opportunity for these areas to be developed for limited uses such as agriculture, environmental education, and passive recreation. Based on this understanding DCAMM and the Reuse Committee may choose to subdivide these areas and not include them in the disposition at all. Alternatively, they could be included in the disposition process and identified as restricted consistent with the existing legislation. Including these areas could add value to the disposition to a potential purchaser that has an interest in a large agricultural use. These areas may also provide added value for a purchaser that would include passive recreation or an environmental education component to their proposed use.

North of Hospital Road Development Area (Development Area 4): This Development Area is distinguished by its access to Hospital Road, a potential rail siding, and efficient shape. Because of these attributes, we believe this area represents the most appropriate area in the MDC for an industrial use. It should be noted that this area, as with all areas of the MDC, does have significant elevation changes. This is one of the challenges that an industrial developer would face, but the other positive attributes should outweigh this negative. A map of Development Area 4 is presented in Exhibit A: Figure 12.

South of Hospital Road Development Area (Development Area 5): Development Area 5 is the largest of the development areas and should be subdivided into 4 distinct sub-areas. Collectively, Area 5 represents the most flexible development area. The area includes the existing buildings that have the highest likelihood of adaptive reuse including the core buildings in the vicinity of the Administration Building. Area 5 is also well served by recent power distribution upgrades and has a serviceable existing road network. The area also includes the most extensive flat terrain areas of the MDC, and some areas with existing agricultural quality soils conditions. Area 5 will support a wide range of uses including commercial/industrial, residential, recreation and agriculture. A map of Development Area 5, with all of the Sub-areas outlined below is presented in Exhibit A: Figure 13.

Sub-area 5a: This Sub-area is located along Upper Palmer Road and is separated from the balance of Area 5 by the stream. This area includes two existing buildings along the roadway that are potential candidates for reuse. From a development perspective, the prospective development of this area is included in Area 5 because it will support a range of uses and because the highest and best use is likely to include some commercial component. This distinguishes it from the nearby areas 1 and 2 where commercial is not considered to be the highest and best use. Sub-area 5a is very flexible. The existing buildings also have potential for reuse for residential purposes. This area could also contribute to a larger agricultural development that would extend beyond the limits of this Sub-area, perhaps providing a retail component of a larger agricultural reuse.

Sub-area 5b: This Sub-area is located adjacent to and south of Hospital Road. Sub-area 5b includes some of historic MDC core buildings which some developers may value depending on their intended use. Like 5a, and perhaps more so, this Sub-area is very flexible and therefore highly valuable relative to the other development areas. The highest and best use is likely to be commercial/industrial. However, re-zoning of this area should be considered carefully as it is also a key transition area to Sub-areas 5c and 5d. Commercial and industrial reuse of this area, if allowed, should include restrictions that may not be required on Area 4 across Hospital Road. The intent of the restrictions would be to ensure an appropriate transition to the likely uses of Sub-areas 5c and 5d which are more likely to be developed for residential or agricultural use. Sub-area 5b should also be considered for residential uses, perhaps restricting commercial if that is the desire.

Sub-area 5c: This Sub-area represents the southeastern portion of Area 5. The area is buffered to the south and east by undeveloped forested land owned by others. This Sub-area includes several of the newer existing MDC buildings. However, the condition and aesthetic of these buildings generally make them unlikely candidates for reuse. Residential uses are considered the highest and best use of this Sub-area. The scale of land area and the presence of existing roadways and electrical infrastructure would support a sizeable specialty housing development. Although suitable for commercial/industrial uses, other development areas within the MDC are more valuable in this category and would provide more than adequate capacity for the likely demand. Therefore it is unlikely that Sub-area 5c would attract an independent commercial/industrial development. Sub-area 5c is also a likely candidate for an agricultural related development and or a recreation related development. The Reuse Committee should consider allowing commercial/industrial use on this site in order to accommodate a large user/developer that requires more capacity than provided in Area 4 and Sub-area 5b. Note that this Sub-area is also discussed above in the section on 5b.

Sub-area 5d: This Sub-area is in the southeastern corner of Area 5. This area is bordered on the west by the stream and on the south by a separately owned wooded parcel. A portion of this Sub-area contains high quality agricultural soils. This Sub-area includes a small number of former agricultural related buildings that are not suitable for reuse. The highest and best use for Sub-area 5 is agricultural. While it is also suitable for residential and commercial/industrial uses, if any area is to be retained for agricultural this is the preferred area. The other development areas within the MDC are more valuable for residential and commercial for the reasons mentioned above.

Specific Recommendations

Development Areas 1a, 1b, 2a, 2b: The Development Areas along Upper Palmer Road are the simplest to subdivide given the existing frontage and are best suited for residential development. It is recommended that these areas, once the initial subdivision of the entire property is approved, be offered for sale as residential development.

The purchaser would have a few options using the current zoning designations. As there is some capacity available in town services (such as schools), these areas could be rezoned to the existing RV (Residential Village) designation. The RV zone requires individual lots to be a minimum area of 20,000 square feet (approximately ½ acre) with a 125 feet minimum frontage and maximum 25% coverage (equating to about 5,000 square feet of impervious surfaces permitted on a minimum sized lot).

Another alternative would be to use the existing PURD zone (Planned Unit Residential Development). As this is a housing development for persons of age 55 and older, there would not be additional school-age children but the capacity of other town services, such as utilities, would need to be considered.

Development Area 4: Development Area 4 has potential for industrial uses due to the ease of truck access and a rail spur. The rezoning of this area can also occur under the Town of Monson's existing zones. The I (industrial uses) designation allows manufacturing, wholesale trade, storage, distribution, lumber yard, printing, and data processing. Given the distance of this site from the center of town, a judgment by the Fire Marshall must be made that there is adequate provision for fire protection if an industrial use is located beyond the service area of public water supply.

While the existing structures with this Development Area maybe repurposed, an additional subdivision will likely be required to create individual lots, similar to a business park. Under the existing zoning category, each lot must be a minimum of 40,000 square feet in area and maintain 150 feet of frontage. Plus, impervious surface may only cover 40% of the lot area and any building may not be taller than 40 feet or 3 stories.

Development Area 5: This is the existing campus and the most complex area from a re-zoning perspective. This is also the part of the property of primary concern to the town as the Planning Department has expressed interest to protect and re-purpose some of the existing buildings. The town would like some surety in the character of the new development while potential developers prefer flexibility in use to respond to changing market conditions. To achieve both of these goals, there are three possibilities for re-zoning:

- Subdividing and using existing ordinance zones
- Creating a Planned Development zone and developing a master plan
- Partial or full site form-based code

Option A:

In order to use the existing zoning designations optimally, subdivision of the Development Area will be required in more detail. The advantage is that each zone/use can be developed by separate entities and phased differently. This method could eliminate some flexibility as the market demand may change before the individual zones are ready to redevelop and could require another rezoning at that time.

The portion to the north, abutting Development Parcel 4, may be suitable for industrial uses and re-zoned to I. It is recommended that the uses here be limited to light industrial, such as research and development or data processing, as this area would potentially be a transition area between the manufacturing uses to the north and residential to the south.

The middle of the Development Area is the existing campus. This area and the immediate surroundings could be zoned PURD, possibly with Elderly or Handicapped Congregate Housing. This would allow the existing buildings to be repurposed as support functions or amenities, such as administrative offices, gathering spaces, and recreation, or possibly even independent/assisted living apartments or a nursing home.

The southern part of the Development Area could be partially an extension of the PURD or become agricultural land. See Development Area 6 for an explanation of possible agricultural uses.

Option B:

This option considers the Development Area as a whole, without further subdividing, but as a master-planned development controlled by a single entity, such as a master developer. A new zone could be custom written to ensure the master plan is followed and may include architectural guidelines. This process would require close cooperation between the town and the developer during crafting and implementation.

Option C:

The recommended option for Development Area 5 is to have a form-based code designed and written as the new base zone. This approach would give the town the sureties of the physical form that is desired but allow flexibility in uses that the potential developers and investors will want. A form-based code could be crafted for the entire Development Area at once but this would require a more focused visioning process and market study. Given the complexities of the existing campus, a two-step process could be more advantageous – a Framework Plan and then a Detailed Plan.

As the existing infrastructure on the site forms the beginning of a finer grained block structure, this gives a good starting point for a street network. By establishing a Framework Plan, the initial subdivision can be submitted by establishing the basic block structure and connectivity of future streets along with areas of possible parcel creation. It is at this point in time that a process needs to be designed for the Detailed Plan applications, including design recommendations.

The Detailed Plan could be submitted for each area of the newly created parcels when development is ready to occur. Submitted at the time for Site Plan approval, these Detailed Plans will be the actual form-based code and include the Building Forms (bulk regulations), Regulating Plan (build-to and setback lines), and then the Urban Standards (new streets and public spaces).

Development Area 6: Development Area 6 has been suggested as agricultural uses. While the basic types of local farming are considered “exempt” and can be located in any zone, more commercial type farms (dairy, poultry, etc.) require rezoning. The existing RR zone (Rural Residential) designated for Estate Lots specifically limits one dwelling unit for 10 acres, and this zone allows agricultural and commercial farming uses. In other parts of Massachusetts, the method has been shown to be effective at preserving land for agriculture but careful negotiation with the Town should occur to enable the more intensely commercial aspects to be permitted. For example, an orchard or winery or hops farm with an accompanying destination restaurant, or an abattoir open to local farmers beyond the farm on which it is located.

IV. REZONING RECOMMENDATIONS

The property is currently zoned Reserved Land Zone. This was a zone that was created as a holding zone without any requirements so must be rezoned for any development/redevelopment to occur. As the MDC is currently one large property, the site should be subdivided so the rezoning to new designations occurs on specific Development Areas. Once the initial subdivision has occurred, this report outlines the possible uses of those Development Areas, the steps required to rezone the property, and recommendations of approaches to rezoning.

Process Overview

1. Zoning Amendments

Changes and amendments to a community's zoning bylaws require a two-thirds vote of the Town Meeting, and approval by the State Attorney General's Office. The State Zoning Act (MGL 40A) also requires the Planning Board to hold a public hearing on any proposed zoning bylaw amendment. The Planning Board may independently initiate amendments to the Zoning Bylaws upon its own initiative, or at the petition of at least five land owners, but must still hold a public hearing for the consideration of any amendments and then report to a Town Meeting its recommendations. No vote can occur until after the hearing and report are completed. Also, prior to the adoption of any zoning amendment which regulates agricultural practices, notice of the proposed change has to be given to the Farmland Advisory Board. Then, if the Town Meeting fails to vote on any proposed by-law within six months after the planning board hearing, no action shall be taken until a subsequent public hearing. If rejected, the project may not be resubmitted for two years.

2. Subdivision

“Subdivision” means the division of a tract of land into two or more lots. In the Town of Monson, there are two types of subdivisions depending on the number of lots. Type 1 is for residential purposes with less than eight (8) lots and Type 2 is a subdivision for eight (8) or more residential lots, and/or commercial purposes. To divide the property into the Development Areas shown on the Reuse Plan, a Type 2 Subdivision process will be required.

Some of the elements that must be protected as part of the subdivision and site plan include natural features, such as large trees, watercourses, wetlands, scenic points, historic spots, and similar community assets which will add attractiveness and value to the property. Proposed streets shall be in harmony with existing streets and appropriate to the topography. The grade of intersecting streets shall not exceed 2% and be designed to afford safe access to the abutting lots.



Exhibit A: Fuss & O'Neill Figures

Figure 1: Relief base map

Figure 2: Ortho base map

Figure 3: DDS property

Figure 4: Restricted land

Figure 5: Site topography

Figure 6: Site net usable area

Figure 7: Existing utilities

Figure 8: Roads & parking

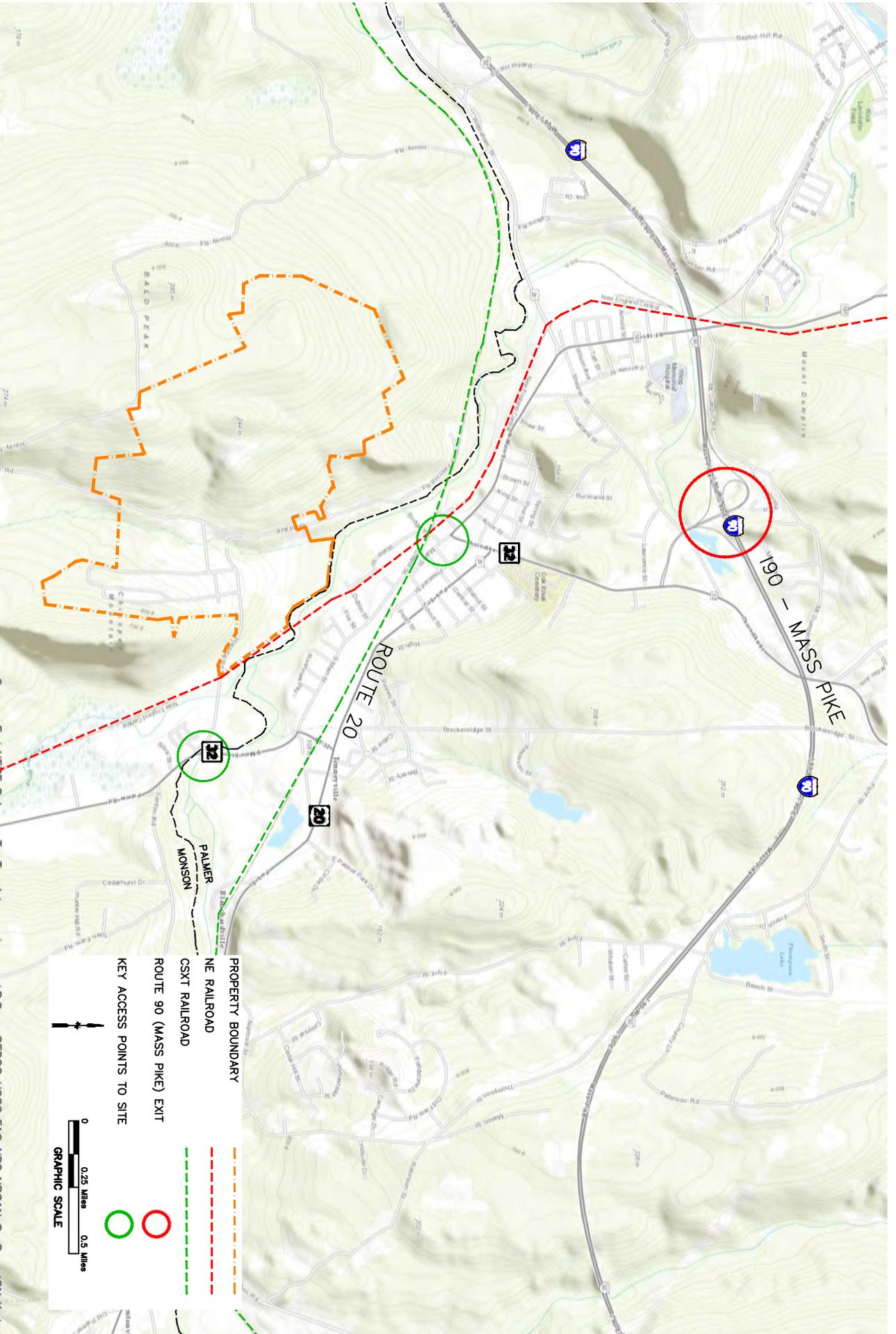
Figure 9: Reuse areas

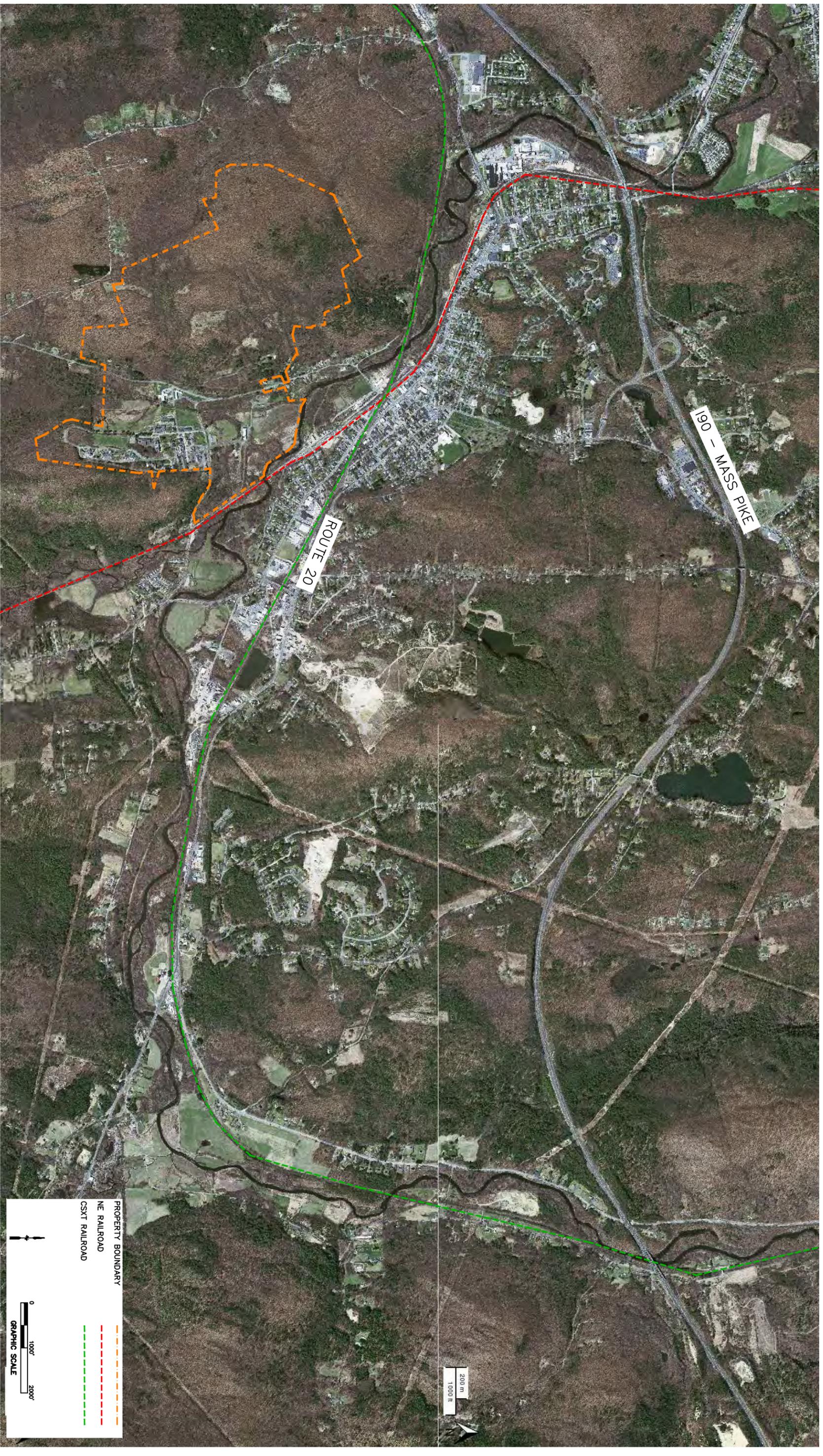
Figure 10: Area 1

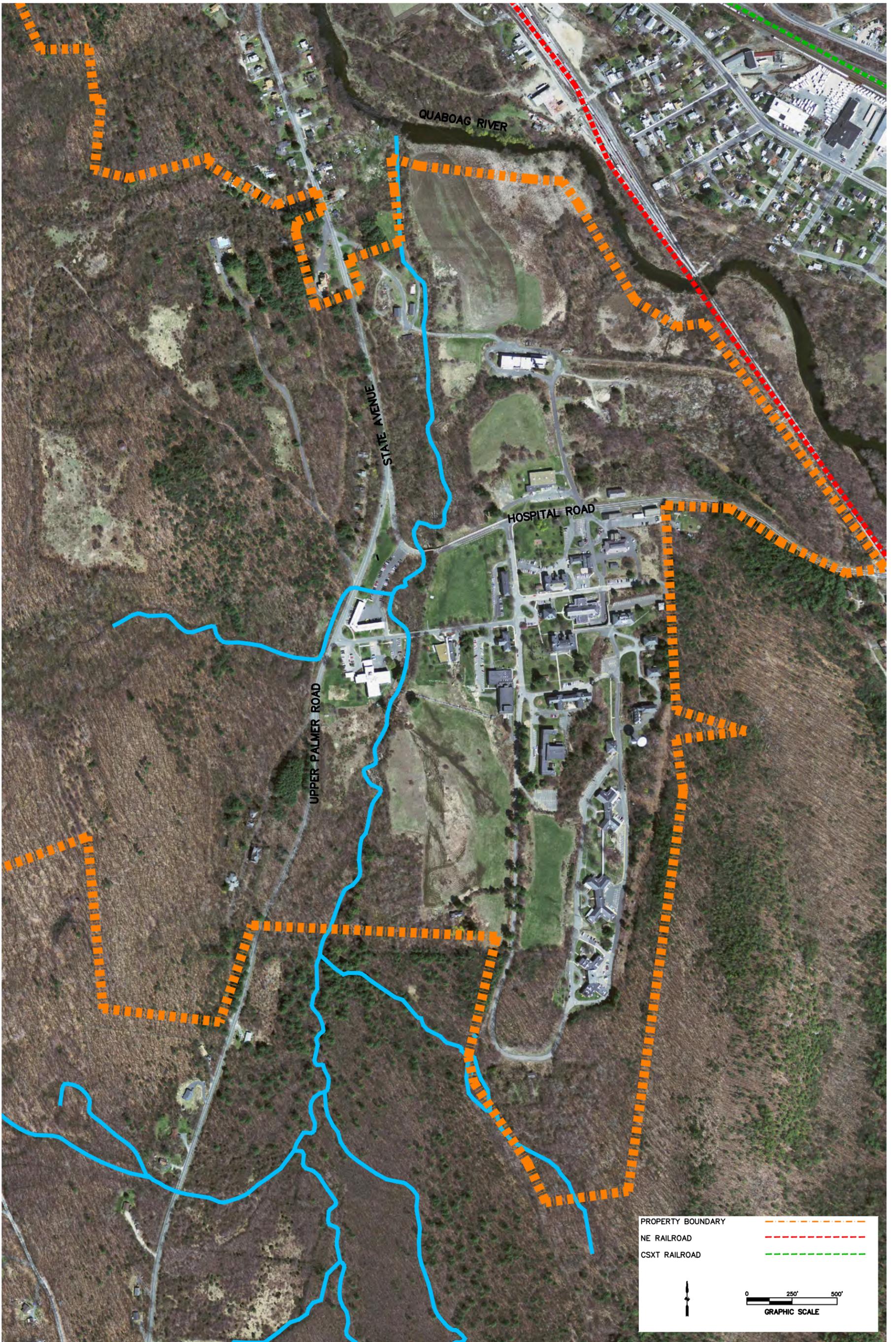
Figure 11: Area 2

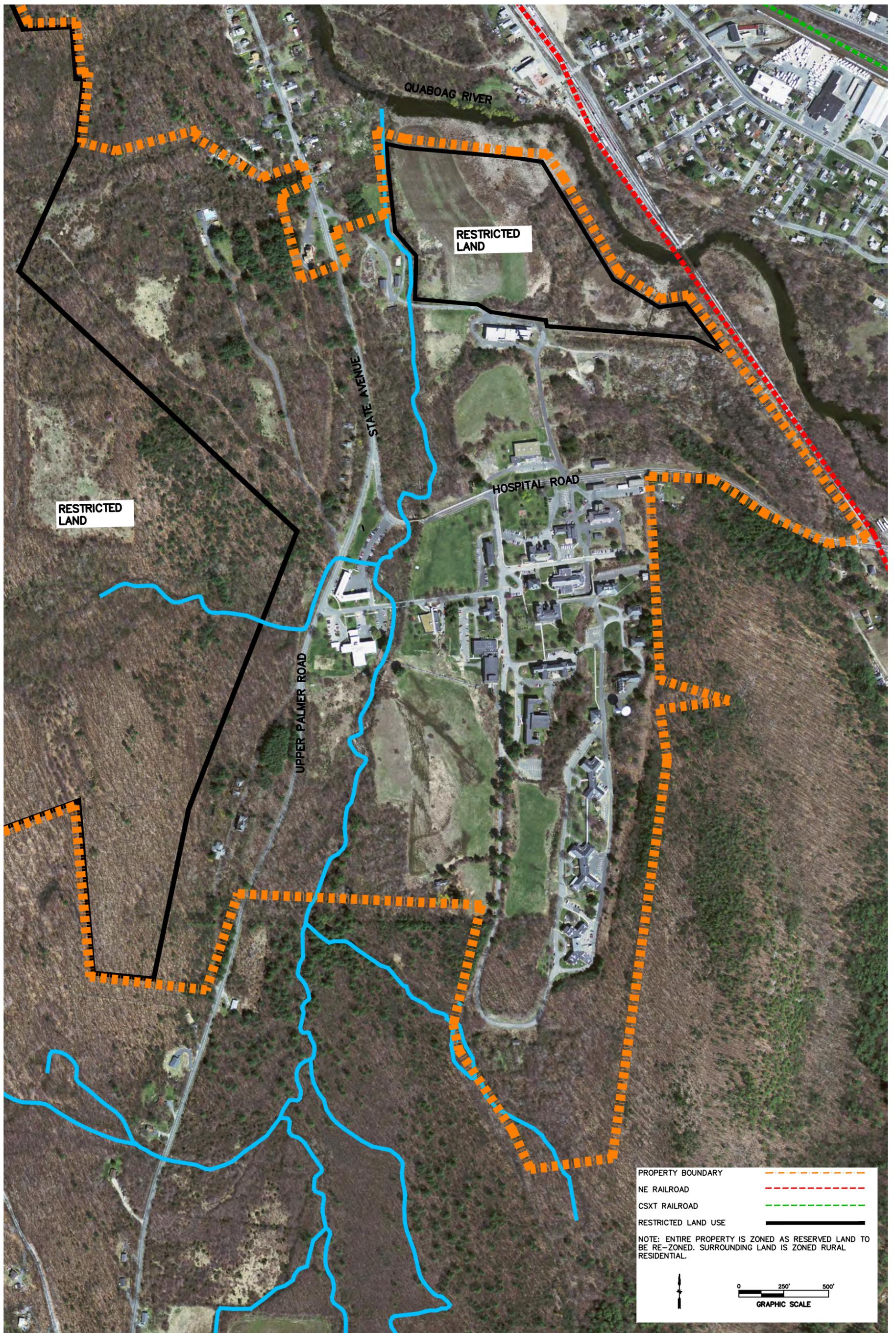
Figure 12: Area 4

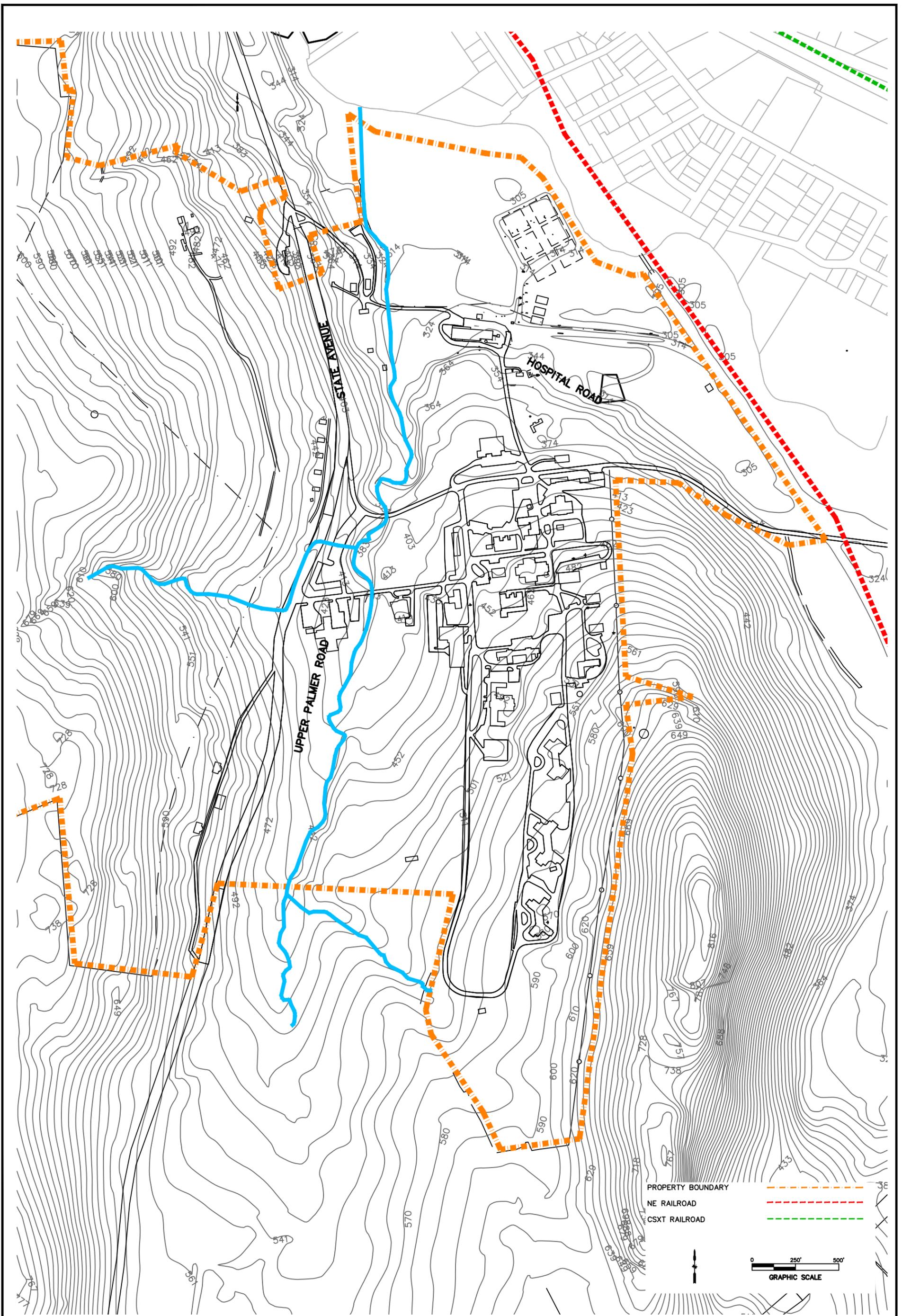
Figure 13: Area 5

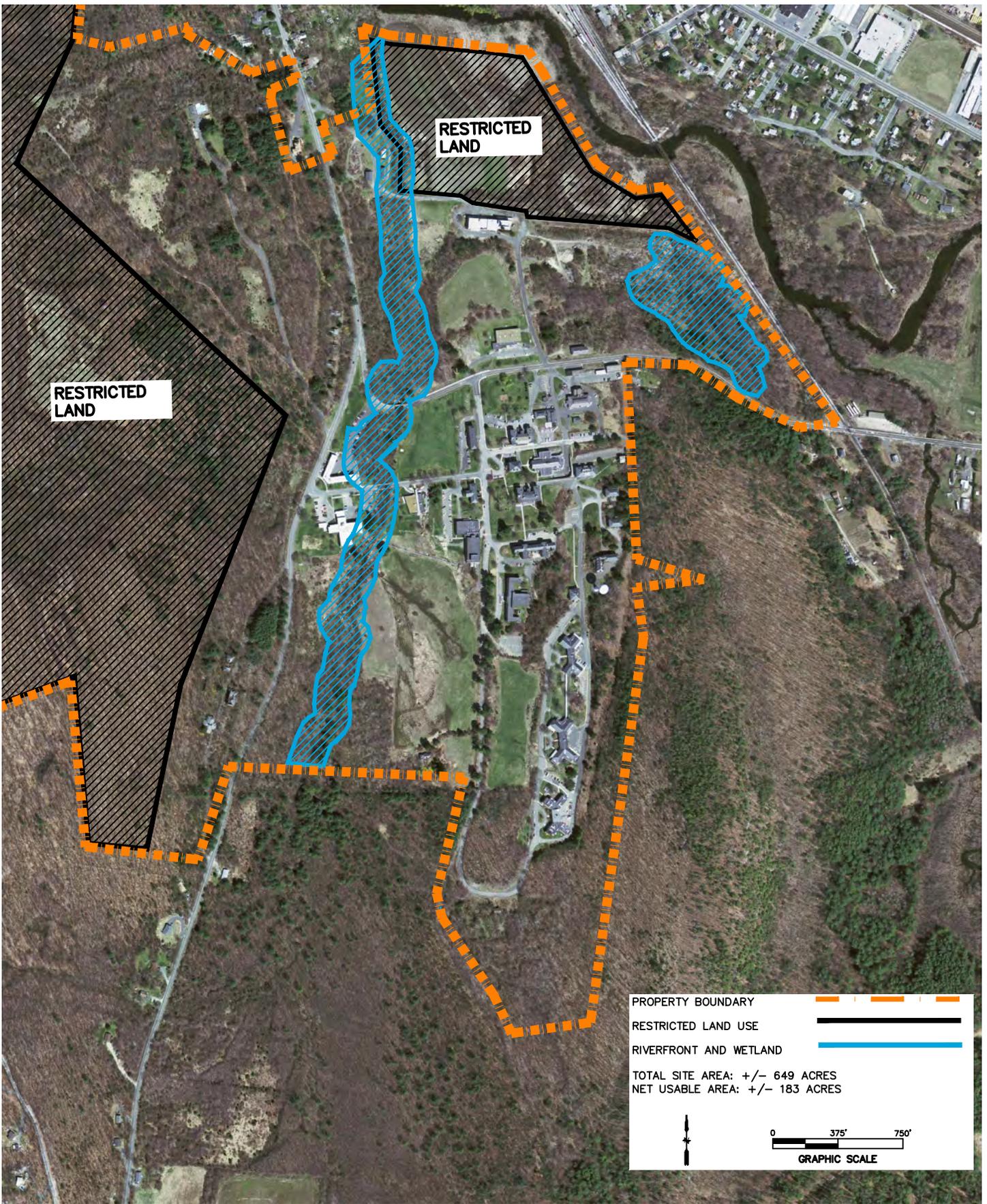


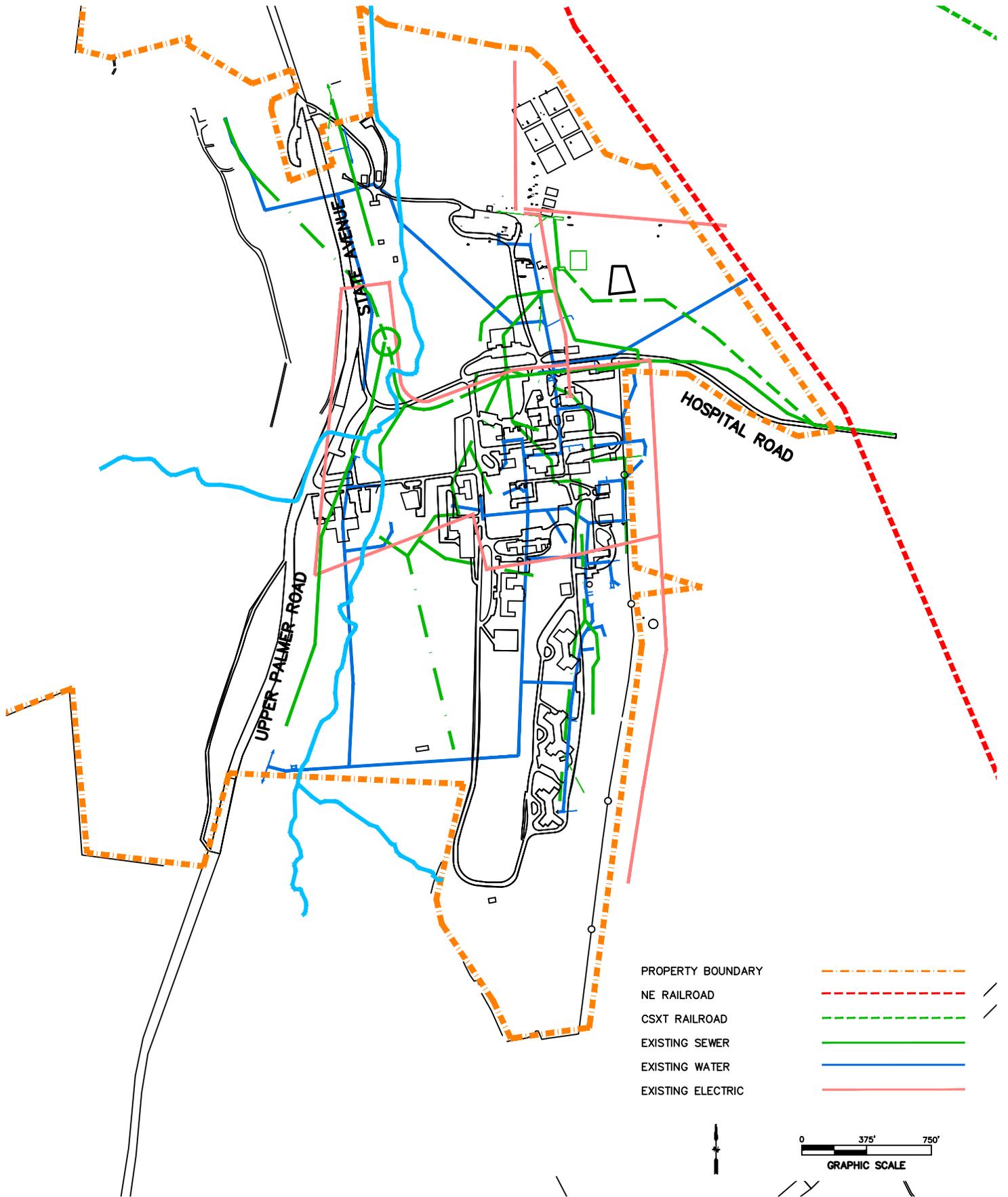


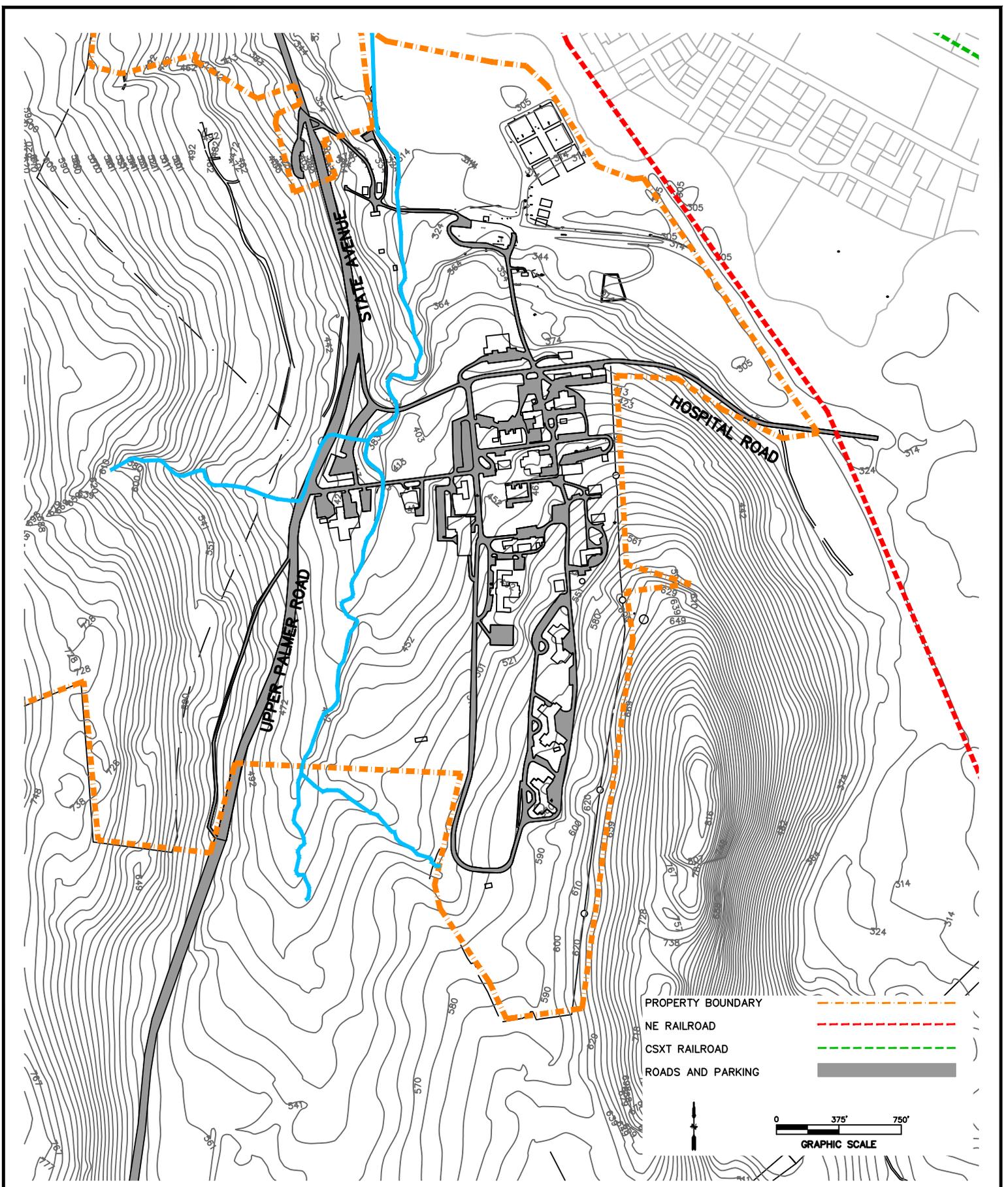


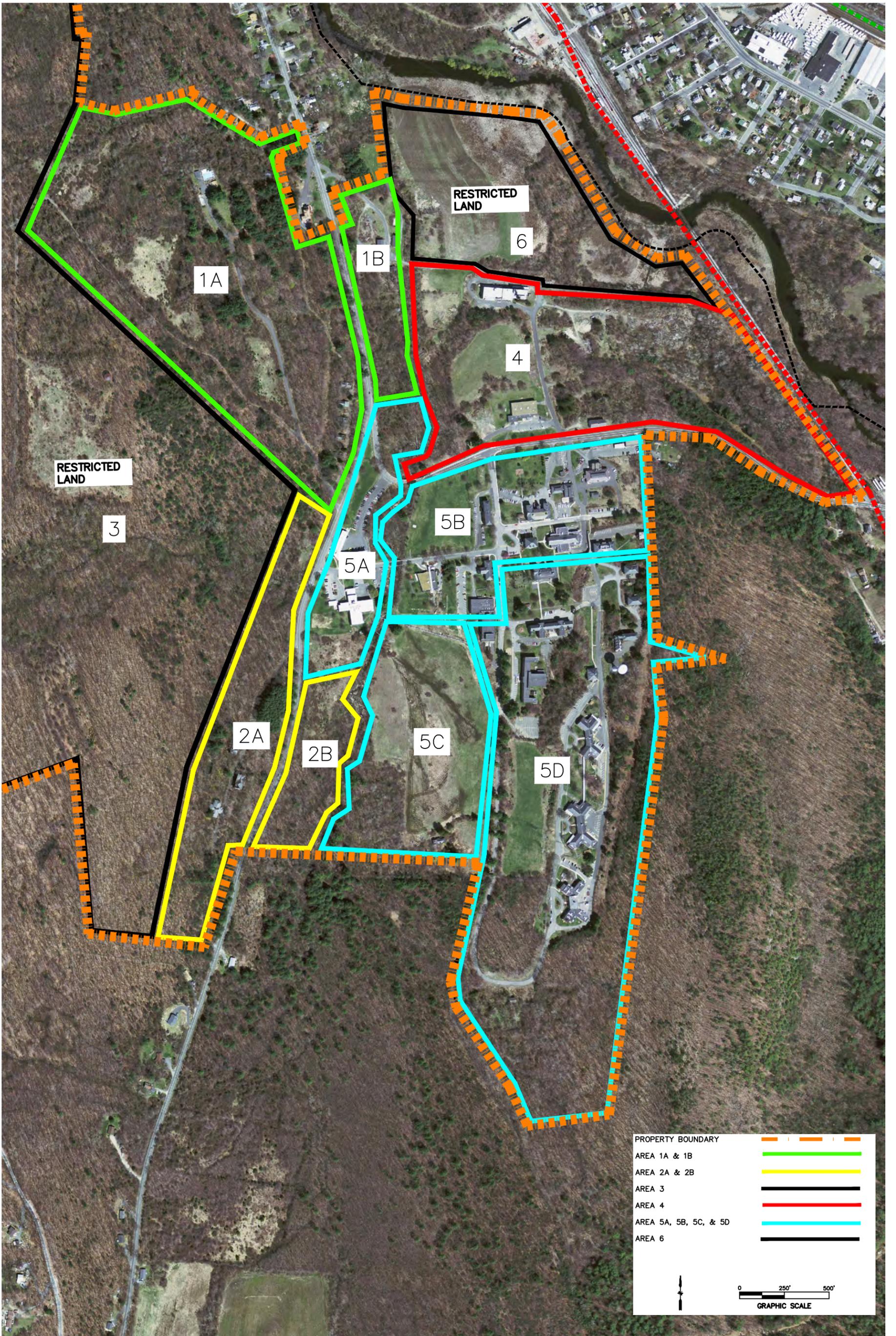


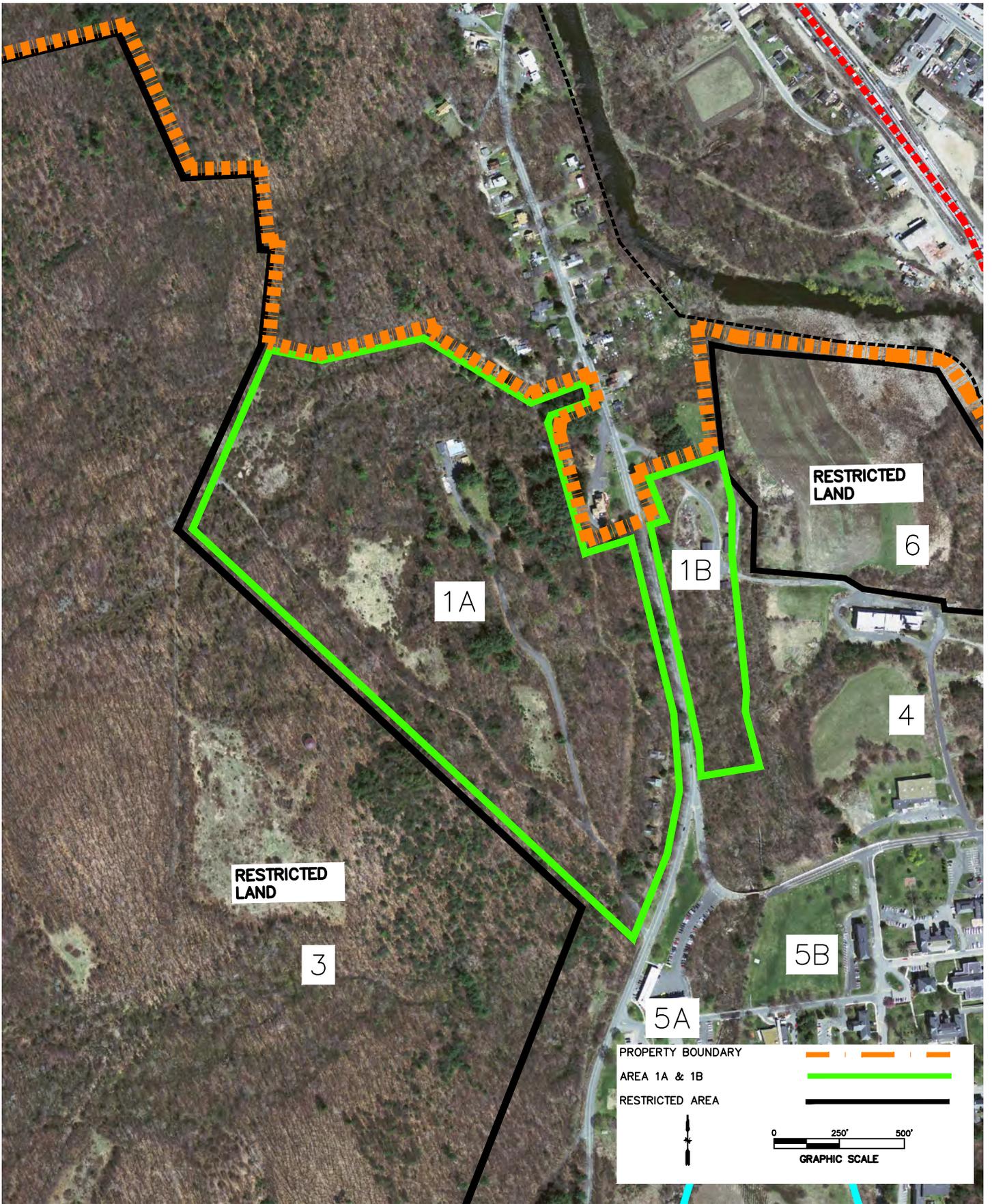


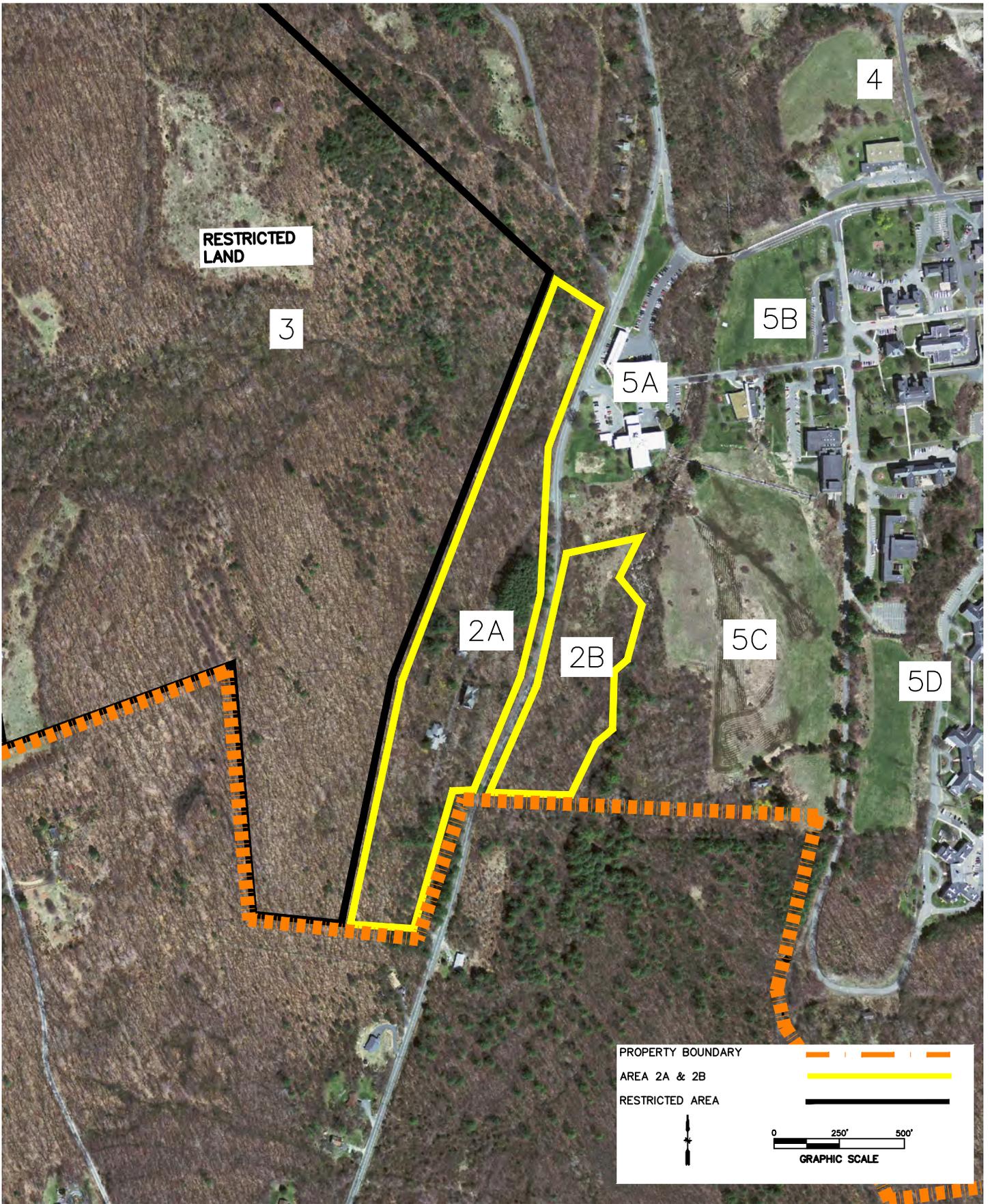


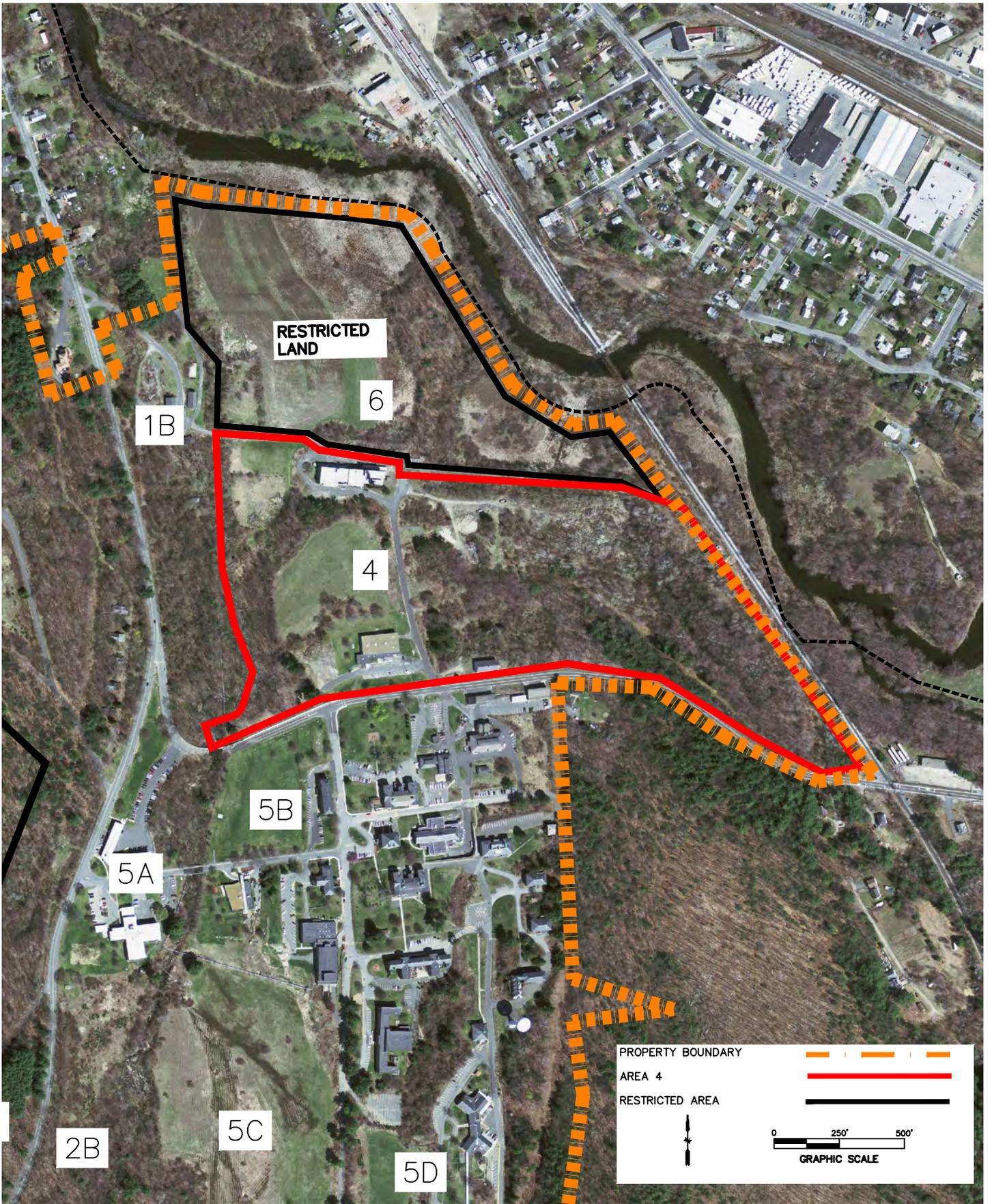












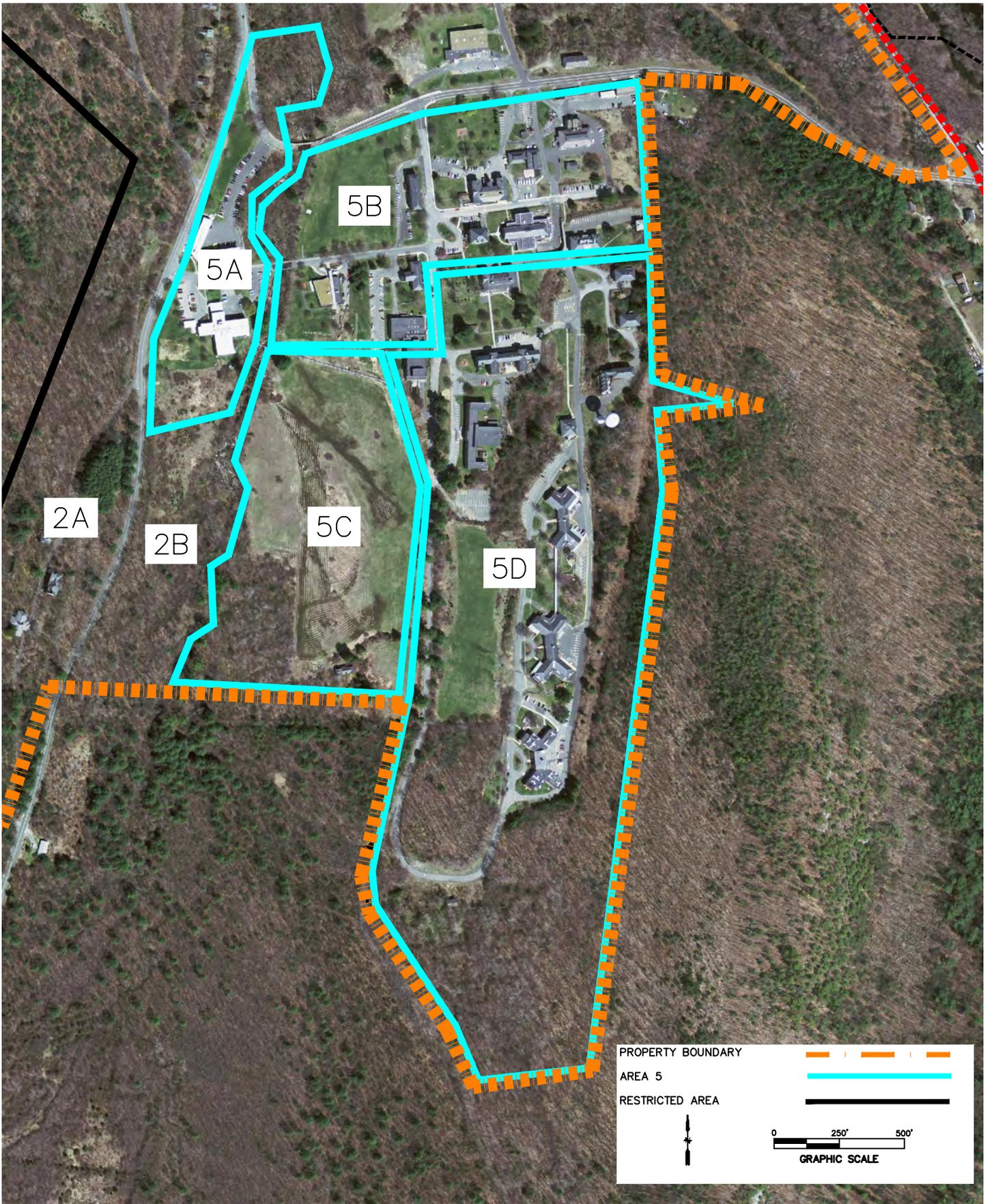
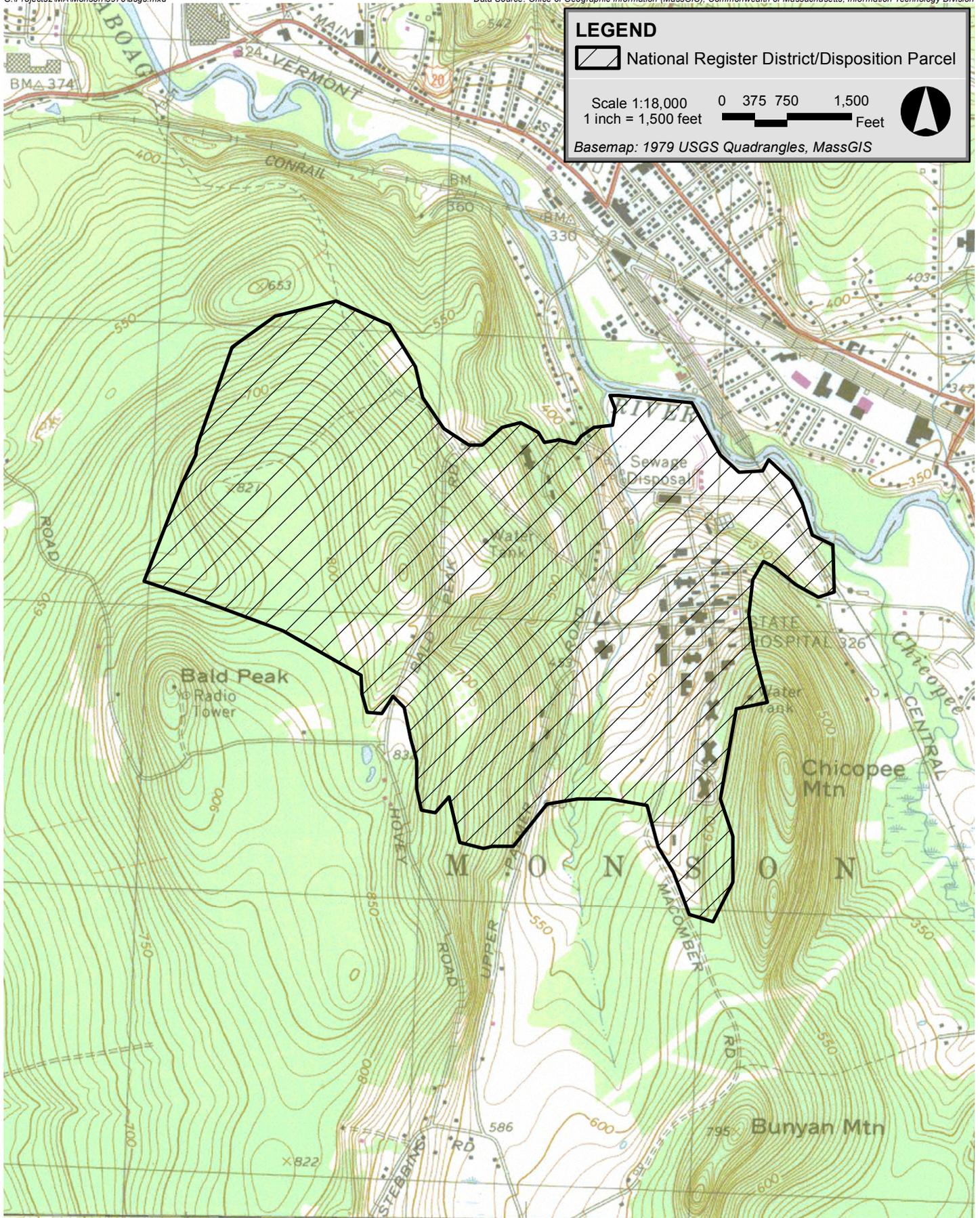




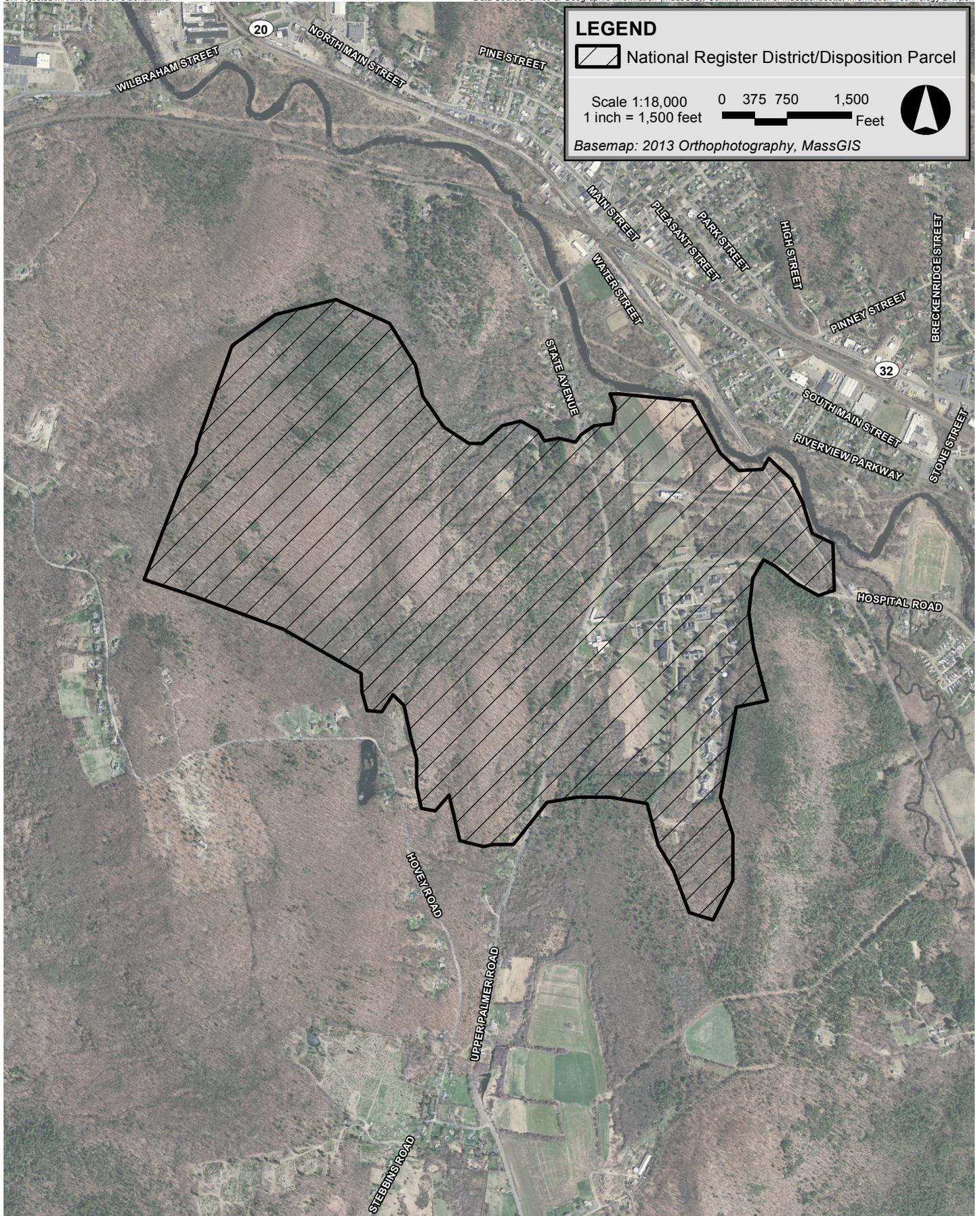
Exhibit B: Epsilon Figures: MDC Historical Resources

Figure 1: USGS Locus

Figure 2: Aerial Locus



Monson Developmental Center Monson, Massachusetts



LEGEND

 National Register District/Disposition Parcel

Scale 1:18,000 0 375 750 1,500
1 inch = 1,500 feet Feet

Basemap: 2013 Orthophotography, MassGIS

Monson Developmental Center Monson, Massachusetts



Exhibit C: Contributing Buildings

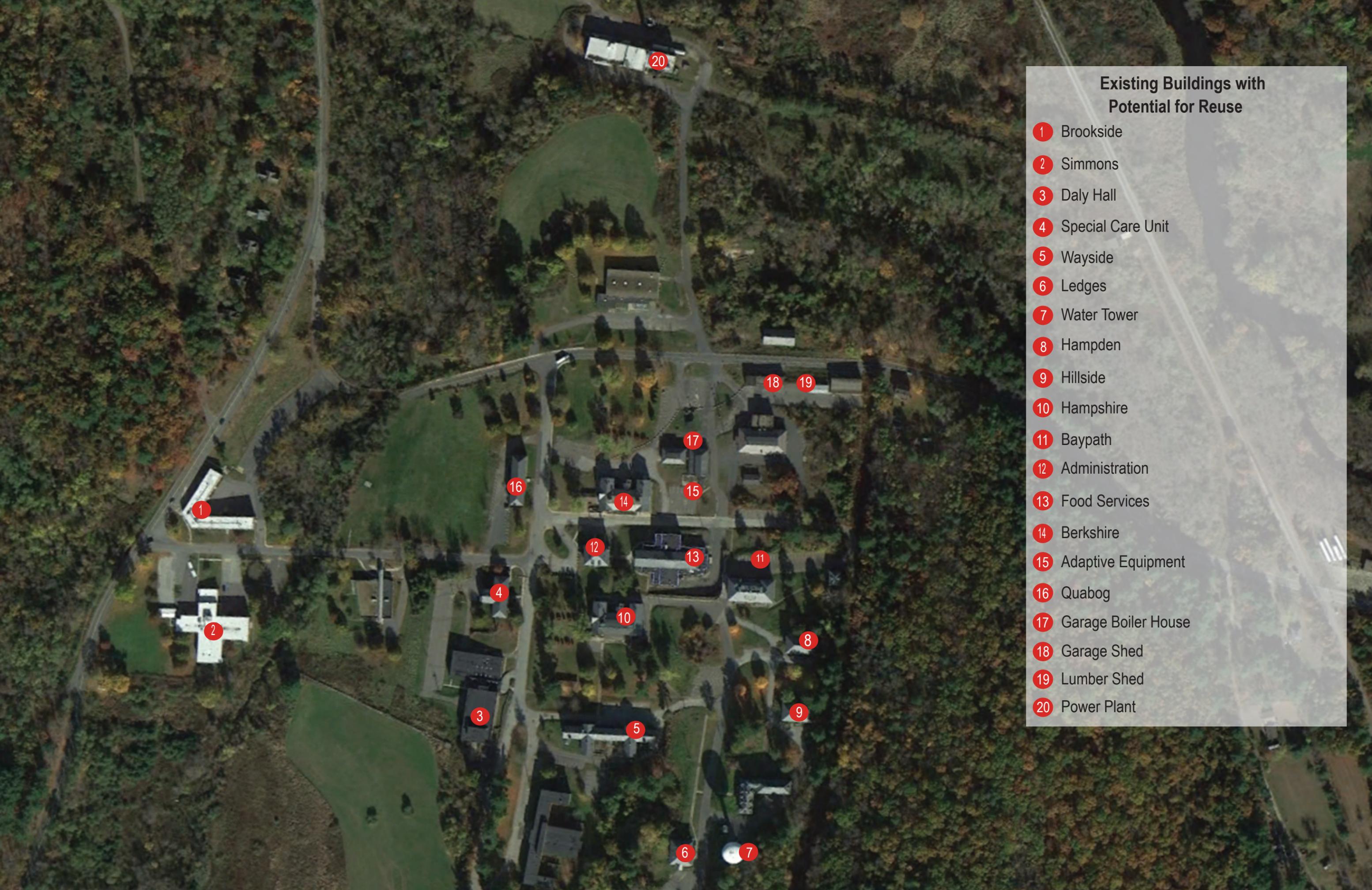
Figure 1: Contributing Building Assessment

Figure 2: Existing Buildings with Potential for Reuse

Figure 3: Contributing Buildings List

Exhibit C: Figure 1, Contributing Buildings Assessment

Building Name	Square Feet	No. of Floors	Construction Year	Last Usage	Basement	Condition	Recommendation	Comments
Brookside	33,000	4	1960	Medical / Dormitory		Satisfactory	Possible reuse	The building is located at the entrance to the main campus but away from the core buildings
Simmons	49,300	3	1956/1981	Medical		Satisfactory	Possible reuse	campus but away from the core buildings. Tufts dental was the last tenant
Daly Hall	30,000	2	1960	Sports / Auditorium		Good	Maintain	Newer multi function recreation building
Special Care Unit	14,820	4	1931	Residential / Special Medical		Satisfactory	Maintain	Previous X-ray labs and clinics building
Wayside	30,000	3	1907 / 1985	Residential / Office		Satisfactory	Maintain	Well located building on campus with architectural appeal
Ledges	8,400	2	1900 / 1983	Offices	Y	Satisfactory	Maintain	Small building with reuse potential
Water Tower	2,200			Water tower		Good	Maintain	Main campus water supply
Hampden	8,400	2	1900 / 1982	Residential	Y	Satisfactory	Maintain	Well located building on campus
Hillside	8,400	2	1900 / 1981	Residential	Y	Satisfactory	Maintain	Well located building on campus
Hampshire	30,500	3	1905 / 1983	Residential		Satisfactory	Maintain	Centrally located with architectural appeal
Baypath	16,050	2	1900 / 1986	Medical activity program	Y	Satisfactory	Maintain	Centrally located with architectural appeal
Administration	12,000	4	1900	Administration		Satisfactory	Maintain	Centrally located with architectural appeal
Food Services	32,800	2	1937	Kitchen		Good	Maintain	Excellent potential for large scale kitchen reuse
Berkshire	30,500	3	1905 / 1983	Dormitory / Office		Satisfactory	Maintain	Centrally located with architectural appeal
Adaptive Equipment			1920	Storage		Satisfactory	Maintain	Small building with architectural appeal
Quaboag	19,600	4	1930 / 1982	Dormitory / Office	Y	Satisfactory	Maintain	Centrally located with architectural appeal
Garage Boiler House			1920	Garage		Satisfactory	Maintain	Small building with architectural appeal
Garage Shed	4,600	2	1932	Garage		Poor	Possible reuse	Small building; not well maintained. On Hospital Road
Lumber Shed	900	1	1932	Shed		Poor	Possible reuse	Small building; not well maintained. On Hospital Road
Carpenter Shed	6,000	2	1932	Shed		Poor	Possible reuse	Small building; not well maintained. On Hospital Road
Power Plant	18,600	1	1937	Power Plant		Satisfactory	Maintain	This is the main power plant for the campus



Existing Buildings with Potential for Reuse

- 1 Brookside
- 2 Simmons
- 3 Daly Hall
- 4 Special Care Unit
- 5 Wayside
- 6 Ledges
- 7 Water Tower
- 8 Hampden
- 9 Hillside
- 10 Hampshire
- 11 Baypath
- 12 Administration
- 13 Food Services
- 14 Berkshire
- 15 Adaptive Equipment
- 16 Quabog
- 17 Garage Boiler House
- 18 Garage Shed
- 19 Lumber Shed
- 20 Power Plant



Exhibit C

Figure 3: Contributing Buildings List

Building 2, Dwelling Farm Group 4
Building 3, Superintendent' House
Building 4, Bungalow #1: Building 4, known as Bungalow #1
Building 5, Bungalow #1 Garage
Building 6, Bungalow #2
Building 7, Bungalow #2 Garage
Building 8, Bungalow #3:
Building 9, Bungalow #4
Building 10, Bungalow #6
Building 11, Bungalow #6 Garage
Building 12, Site of Farm Group 1 &2
Building 15, Children's Colony (Boys)
Building 16, Children's Colony (Cliffside):
Building 17, Children's Colony (Lodge):
Building 18, Children's Colony Pool:
Building 20, Cemetery
Building 22, Barn
Building 23, Barn
Building 24, Barn/Bull Pens
Building 25, Barn
Building 26, Barn
Building 27, Shed
Building 28, Shed
Building 27
Building 29, Power Plant
Building 31, Small Sewage Shed
Building 33, Sewage Treatment Area
Building 36, Greenhouse/Coldframes



Building 37, Vegetable Storage Barn:

Building 41, A. Lolas Memorial Park (site of Clough) (non-contributing and contributing)

Building 42, Men's Hospital/ Berkshire

Building 43, Male Attends/Quaboag

Building 44, Administration

Building 47, Special Care Unit

Building 50, Female Hospital/Hampshire

Building 51, Women South/Wayside

Building 54, Bungalow #5

Building 55, Piggery

Building 56, Shed

Building 59, Carpenter Shop

Building 62, Laundry/Engineering

Building 63, Power House/Grounds

Building 64 Storage

Building 65, Personnel/Staff Cottage

Building 66, Main Kitchen

Building 67, Baypath

Building 68, Hampden

Building 69, Hillside

Building 70, Nurses Home/Quabbin

Building 71, Ledges

Building 72, Child Hospital/Valleyview

Building 73, Female Hospital/Longview

Building 75, Retaining Wall

Building 82, Old Sewage Treatment

Building 83, Site of Farm Group 6

Building 84, Site of Farm Colony

Building 85, Agricultural Land

Water Treatment Plant



Exhibit D: Reuse Recommendations

Exhibit D Reuse Recommendations

AREA											
	1A	1b	2A	2b	3	4	5a	5b	5c	5d	6
Number of Buildings	0	0	0	0	0	0	2	11	7	0	0
Total Square Footage	0	0	0	0	0	0	82,300	125,850	109,500	0	0
Reuse Recommendations											
Agricultural Farming	X	X	X	X	X	X	X	X	X	P	X
Agricultural Commercial	X	X	X	X	X	X	X	X	X	P	X
Residential	P	P	P	P	-	-	X	X	P	X	-
Industrial	-	-	-	-	-	P	X	X	X	X	-
Commercial	-	-	-	-	-	X	P	P	X	X	-
Recreational	X	X	X	X	-	X	X	X	X	X	-
Passive/Open	X	X	X	X	P	X	X	X	X	X	P
Water Infrastructure											
Adequate capacity	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-
Retain Existing Infrastructure	Y	Y	Y	Y	-	Y					-
<i>Notes</i>	new laterals necessary	new laterals necessary	new laterals necessary	new laterals necessary		pressure boosting pump or tank modifications necessary					
Sewer Infrastructure											
Retain Existing Infrastructure	Y				-	Y	Y				
Improvements Necessary	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	Y
<i>Notes</i>	sewer along State Ave.	new laterals & pumps may be required.	new service line necessary	new laterals & pumps may be required.		parcel laterals required	new town service required	new town service required	new town service required	new town service required	new town service required
Electrical Infrastructure											
Retain Existing Infrastructure	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-
Improvements Necessary	Y	Y	Y	Y	-	Y	Y	Y	Y	Y	-
<i>Notes</i>	for all Zones, existing service	for all Zones, existing service	may need to relocate	to better serve new layouts	buildings to remain	will need secondary	metering in accordance	with NGRID requirements			

P	Primary
X	Allowed
-	Not Recommended



Appendix A: Enabling Legislation

Appendix A: Enabling Legislation

CHAPTER 59: AN ACT RELATIVE TO DEVELOPMENT IN THE TOWNS OF MONSON AND TEMPLETON (As Amended By Sections 117 thru 124 of Chapter 131 of the Acts of 2010)

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to provide forthwith for certain development in the towns of Monson and Templeton, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. As used in this act, the following words shall, unless the context clearly indicates otherwise, have the following meanings:

"Commissioner", the commissioner of capital asset management and maintenance.

"Department", the department of developmental services.

"Developer". A person, entity, or governmental body that acquires an ownership or leasehold interest in the site or any portion thereof pursuant to this section.

"Division", the division of capital asset management and maintenance.

"MDC Committee", the Monson Developmental Center Reuse Committee, which shall include 3 representatives of the town of Monson, 1 of whom shall be a member of the Monson board of selectmen or his designee who shall serve as chairperson, 1 of whom shall be a member of the Monson planning board or his designee, and 1 of whom shall be chosen by the Monson board of selectmen; 1 representative of the community preservation committee; 1 representative of the division of capital asset management and maintenance; 1 representative of the department of developmental services, and 1 representative of Parents and Friend. Such members, other than the representatives of the state agencies, shall be appointed annual by the local governing authority. The senator and representative who represent the town shall serve as ex-officio members.

"MDC site", the area of state-owned land located in the town of Monson known as the Monson Developmental Center, together with the buildings and improvements thereon and the rights, easements and other interests appurtenant thereto.

"Plan", a reuse or visioning plan prepared by the division in consultation with the MDC committee, and the committee which shall be approved by the commissioner and filed in accordance with section 2; provided, however, that the plan may be enhanced, refined or amended from time to time as provided in this section and shall include uses for department programs, uses that promote environmental preservation, open space and any other use found to be appropriate by the commissioner, town and committee.

"Selection committee", the proposal selection committee established to review proposals and make recommendations to the commissioner, which shall include 1 representative of the respective town chosen by the board of selectmen to be appointed annually; 1 representative of the division of capital asset management and maintenance; 1 representative of the department of developmental services; 1 representative from the MDC committee, and 1 representative from the TDC committee.

"TDC committee", the Templeton Developmental Center Reuse Committee, which shall include 3 representatives of the town of Templeton, 1 of whom shall be a member of the Templeton board of selectmen or his designee who shall serve as chairperson, 1 of whom shall be a member of the Templeton planning board or his designee, and 1 of whom shall be chosen by the Templeton board of selectmen; 1 representative of the community preservation committee; 1 representative of the division of capital asset management and maintenance; 1 representative of the department of developmental services; and 1 representative of the legal guardians of the clients currently housed at Templeton Developmental Center. Such members, other than the representatives of the state agencies, shall be appointed annually by the local governing authority. The senator and representative who represent the town shall serve as ex-officio members.

"TDC site", the area of state-owned land located in the town of Templeton known as the Templeton Developmental Center, together with the buildings and improvements thereon and the rights, easements and other interests appurtenant thereto.

SECTION 2. The commissioner shall undertake planning, studies and preparation of plans and specifications necessary to carry out the provisions of this section consistent with the plan. The

TDC committee and MDC committee shall submit their recommendations for the reuse or visioning plans with the commissioner within 180 days after the division provides a local polling package to the town. The commissioner shall consult with the TDC committee and the MDC committee on any amendment to the plan and shall develop, issue and advertise requests for proposals consistent with the plan within 90 days of receipt of the plan. Upon receipt of proposals the commissioner shall convene the selection committees for the purpose of reviewing and making recommendations regarding selection to the commissioner. The respective town's governing authority shall be encouraged to submit proposals for uses consistent with the plan for some or all of the property. Should proposals from the municipalities be among those recommended to the commissioner, the commissioner shall reasonably accommodate the schedule required for town meeting votes, should said vote be required to complete or approve a proposal, prior to making any final decisions on the proposals. In regard to TDC, any re-use must be consistent with chapter 504 of the acts of 2002 which limits some uses on the TDC site. Further, any reuse shall be consistent with restrictions resulting from the TDC and MDC sites being listed on the National Historic Register.

SECTION 3. The commissioner may, subject to sections 40E to section 40J, inclusive, of chapter 7 of the General Laws, and in accordance with this act and the plan and subject to such terms and conditions as the commissioner may, from time to time, prescribe, solicit, evaluate and select development proposals, enter into land disposition agreements, enter into agricultural leases for up to 5 years, sell, lease for terms of up to 99 years including extensions or otherwise grant, convey or transfer to a developer, any interest in the site or portions thereof and any facilities, associated improvements or appurtenances thereon, on such terms and conditions as the commissioner deems appropriate provided the end use meets the guidelines developed by the MDC committee and the TDC committee as set forth in the reuse or visioning plans. The amount of consideration for the sale, lease or other disposition of any interest in the sites or portion thereof shall be the full and fair market value for the highest and best value of the property determined by independent appraisal. Additionally, the respective towns may collect property taxes or payments in lieu of taxes if land is leased or sold for taxable uses. The inspector general shall review and comment on the appraisal and the review shall include an examination of the methodology used for the appraisal. The inspector general shall prepare a report of his review and file said report with the commissioner for submission to the house and senate committees on ways and means and the joint committee on state administration. No less than 2 public comment sessions shall take place. The developer shall be responsible for any costs of appraisals, surveys and other expenses relating to the transfer of the parcel or for any costs, liabilities and expenses of any nature and kind for the development, maintenance or operation of the parcel. The commissioner shall ensure that

any deed, lease or other disposition agreement conveying surplus real property provides for effective remedies on behalf of the commonwealth as deemed appropriate by the commissioner, which remedies may include, without limitation, that the title or lesser interest conveyed may revert to the commonwealth upon the recording of a notice in the appropriate registry of deeds, in the event of a failure to comply with any use restrictions established by the commissioner. The commissioner shall, 30 days before the execution of any agreement or amendment thereto authorized by this act, submit the agreement or amendment and a report thereon to the inspector general for review and comment. No less than 2 public comment sessions shall take place. The inspector general shall issue his review and comment within 30 days after receipt of any agreement or amendment. The commissioner shall submit the agreement and any subsequent amendments thereof, the reports and the comments of the inspector general, if any, to the house and senate committees on ways and means and the joint committee on state administration at least 30 days before execution.

SECTION 4. The affected town's board of selectmen shall have the right of first refusal before any decision is made as to the reuse or sale of either the land or facilities in each town. The TDC committee and MDC committee shall submit their recommendations for the reuse or visioning plans with the commissioner within 180 days after the division provides a local polling package to the town. If the affected town does give such written notice, the affected town shall have until the date which is 180 days after the later of (i) the town's written notice to the commissioner or (ii) written notice from the commissioner to the town that some or all of the land and facilities in such town is available for disposition, to close on the purchase or lease of the property on such terms, conditions and restrictions as offered by the commissioner; provided, however, that the commissioner may grant an affected town additional time to close on the purchase or lease of the property. If an affected town has held a vote for debt exclusion under section 21C of chapter 59 to finance the surplus real property purchase, the date by which the affected town shall exercise its option to purchase shall be extended until 7 days after the vote, but the vote shall take place at the next municipal election after the affected town voted to put the debt exclusion on the ballot. If the affected town fails to close on the purchase of the property within the allowed time, the sole remedy of the commonwealth against the affected town for such failure is to proceed with the disposition of the property without further right of purchase by the affected town.

SECTION 5. Notwithstanding any general or special law to the contrary, the commissioner may, subject to appropriation, and subject to sections 40E to 40G, inclusive, 40I and 40J of chapter 7 of the General Laws retain, accept or acquire by purchase, transfer, lease, eminent domain, pursuant

to chapter 79 of the General Laws, or otherwise, grant by deed, transfer, lease, eminent domain, pursuant to said chapter 79, or otherwise, or grant by deed, transfer, lease or otherwise, any rights-of-way or easements, in, over and beneath the site or portions thereof or other property in the commonwealth contiguous to the site for drainage, access, egress, utilities and other purposes, as the commissioner deems necessary and appropriate to carry out the purposes of this section. The commissioner shall seek advice from the appropriate reuse or visioning committee prior to the implementation of any action.

SECTION 6. The department of developmental services, with the approval of the commissioner, may enter into contracts for the provision of building management services for buildings and facilities located on the site as deemed by the commissioner and the reuse or visioning committee.

SECTION 7. Notwithstanding any general or special law to the contrary, the commissioner may employ designers who prepare studies or programs or other design services for the construction, renovation, reconstruction, alteration, improvement, demolition, expansion or repair of buildings on the MDC site and the TDC site to prepare plans and specifications and provide any other design services deemed necessary by the commissioner for such projects.

SECTION 8. This act shall take effect as of July 1, 2009.

Approved August 6, 2009.



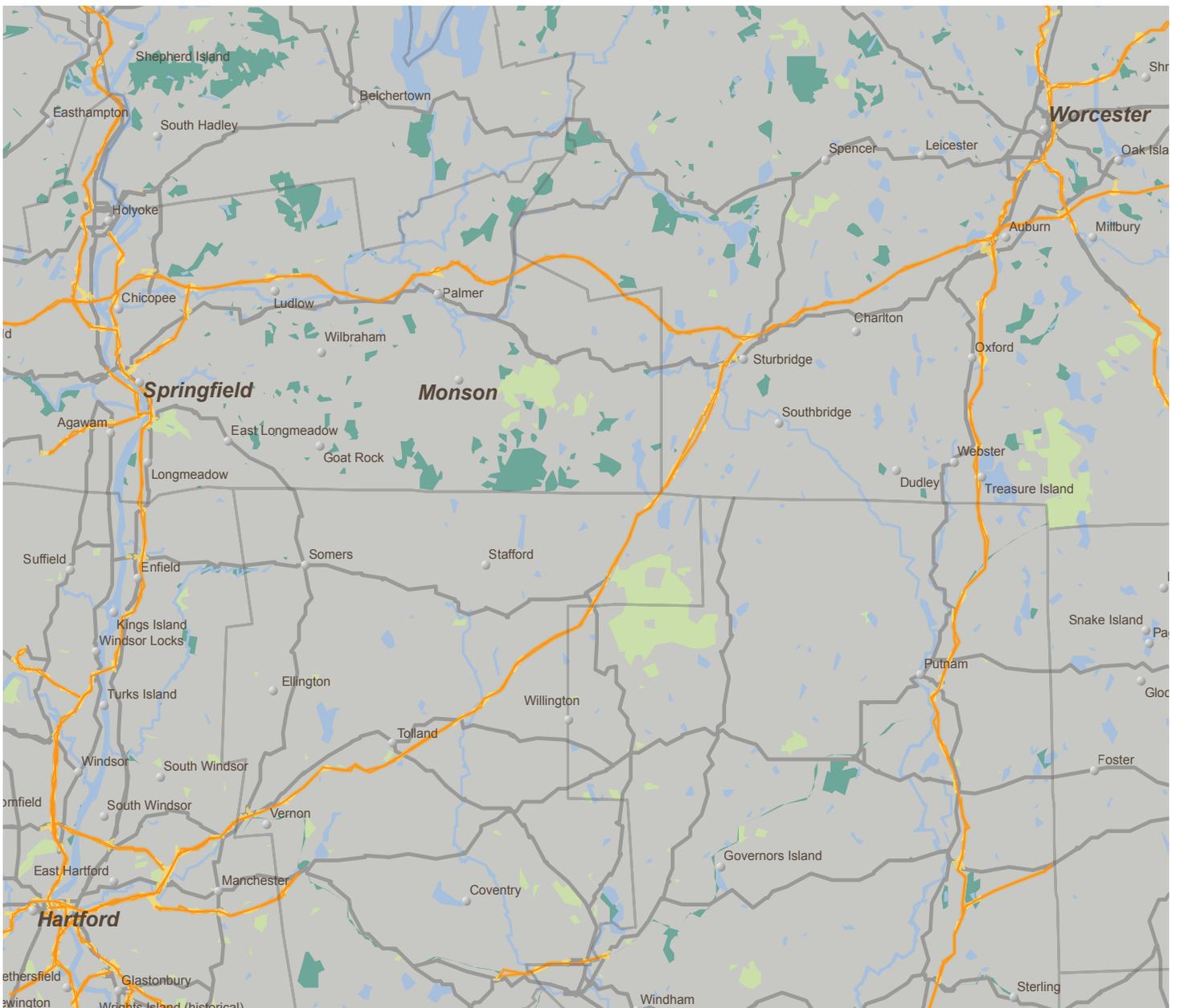
Appendix B: Supplemental Market Study

Monson Supplemental Market Study

DRAFT



July 1, 2014
Revised October 23, 2014





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Boston, MA 02109
tel +1 617 531 8000 fax +1 312 601 1783

June 27, 2014

Mr. David Opatka
Project Manager
Office of Real Estate Management
Commonwealth of Massachusetts
Exécutive Office for Administration and Finances

Re: Supplemental Market Study

Dear David,

I am pleased to present the results of our supplemental market study. As requested we have worked with our research team to uncover additional, specific information related to the three use groups that we collectively agreed were the most promising for the Monson property: Specialty Housing, Industrial and Agriculture.

We have uncovered some interesting information that we believe demonstrates that there is a modest demand for these types of uses in the Monson area.

The results of our study are presented below.

Task 1: Additional Research on Specialty Housing

The scope of this task was to:

- *List any new specialty housing developments sold, built or slated to be built in the relevant towns over the past two years.*
- *Specialty housing includes housing for a specific group such as military veterans, senior housing, 55+, assisted living, continuing care etc..*
- *Speak with each town's building/planning department for information on developments or projects currently in the planning and permitting stages.*
- *Conduct a search on Costar and other similar third party subscription property data bases for similar and relevant developments.*
- *The specialty housing research will be focused on the 'triangle' area in the vicinity of Monson including towns and rural communities located within the triangle defined by but not including Springfield, Worcester, and Hartford. Communities to be included are: Monson, Palmer, Ludlow, Wilbraham, Hampden, Granby, Belchertown, Ware, Warren, Brookfield, North Brookfield, East Brookfield, West Brookfield, Sturbridge, Brimfield, Wales, Holland, Spencer, Charlton, Leicester and similar towns in Connecticut.*

We performed the above tasks in conjunction with our research associates. The target geographic region, referred to above as the ‘triangle’, is portrayed in [Exhibit 1](#). The ‘triangle’ in reality does not resemble a triangle. As you may recall, the term triangle stemmed from the actual triangle that would be formed by connecting the Cities of Worcester, Springfield, and Hartford. As previously discussed, the real target area includes any of the rural and semi-rural areas in the general vicinity of this triangle.

The results of our specialty housing research are presented in [Exhibit 2](#). We have identified a total of 12 developments within the target area. Nine of these developments are within Massachusetts and another 3 are in Connecticut. The development locations are presented in [Exhibit 2a](#). The table lists every town that we included in our research. As described in our scope of work, our approach included a review of available databases such as CoStar as well as placing phone calls to the planning departments in each of the listed communities.

Within MA we found one (1) recently developed facility, three (3) that are under construction, and five (5) that are in the permitting process. **Although this is a limited sample size, there is a clear trend of increased activity and interest in this use sector within the region.**

The developments include rehabilitation facilities, senior housing, and affordable housing. Development sizes range from 27 units up to 200 units, and are within new facilities as well as additions to existing facilities.

Attached in [Appendix 1](#) is additional information related to some of the specific developments that are listed in [Exhibit 2a](#).

Task 2: Industrial - General

The scope of this task was:

Within the same ‘Triangle’

- *Gather all relevant industrial building and land sales (over 10,000 square feet),*
- *Through conversations with each town, identify all recent (two years) industrial development activity (new build and extensions).*
- *Review leasing activity in the towns identified above through co-star or similar research.*

We performed the above tasks in conjunction with our research associates within the same target area. The results of our general industrial research are presented in [Exhibit 3](#). We have identified a total of 9 developments within the target area. Seven of these developments are within Massachusetts and another two are in Connecticut. The development locations are presented in [Exhibit 3a](#). The table

lists every town that we included in our research. As described in our scope of work, our approach included a review of available databases such as CoStar as well as placing phone calls to the planning departments in each of the listed communities.

Within MA we found one (1) recently developed facility, two (2) that are under construction, and four (4) that are in the permitting process. **As with specialty housing there is a clear trend of increased activity and interest in this use sector within the region.**

The developments include a range of industrial uses including production facilities, maintenance facilities, research and development, warehousing, and manufacturing. Five of the seven developments are between 10,000 sf and 20,000 sf, suggesting that this is the size range in the most demand.

Attached in [Appendix 2](#) is additional information related to some of the specific developments that are listed in [Exhibit 3a](#).

Task 2a: Industrial Freight

The scope of this task was:

...investigate and identify any freight rail related development and transaction activity within the rural and semi-rural areas of southern New England.

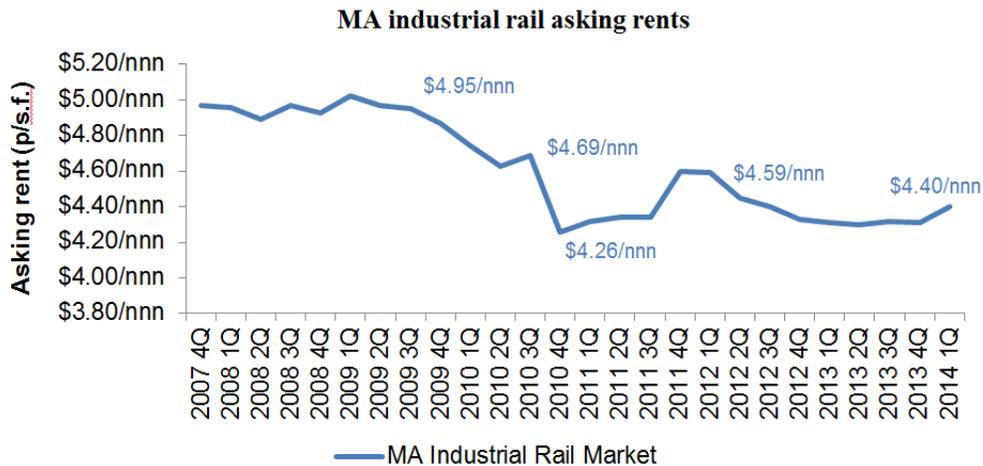
The results of this task are presented in [Appendix 3](#). Within this appendix you will see several tables and graphs related to the industrial rail market in Massachusetts. The availability of data for other New England States was limited, and since we believe Massachusetts is the most relevant and comparable market for Monson, we focused on this data.

There is a total supply of 40 million square feet of rail access buildings in Massachusetts. Rail access is defined as buildings having loading dock access to rail lines that can receive rail freight deliveries.

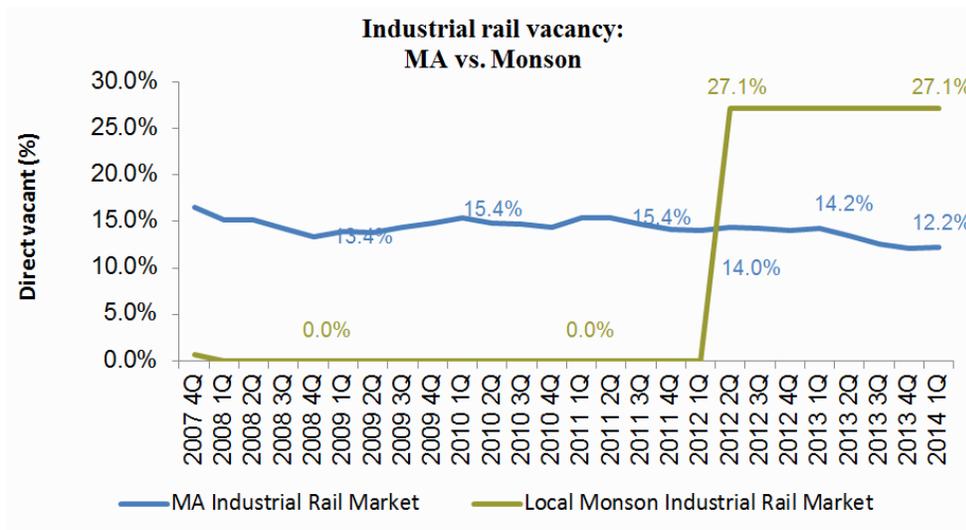
The vacancy rate for these facilities is trending downward and was most recently at 12.2%. Asking rents have average in the \$4.25-\$5.00 range for the past 6 years and most recently are in the \$4.50 range with a slight uptick as the calendar turned from 2013 to 2014.

Massachusetts industrial rail market	
Supply (s.f.)	40,660,239
Vacant (%)	12.2%
<i>y/y change</i>	<i>-2.0 pts</i>
Available (%)	21.4%
Direct Asking Rent	\$4.40/NNN
<i>y/y change</i>	<i>2.1%</i>
Net Absorption (s.f.)	1,182,968

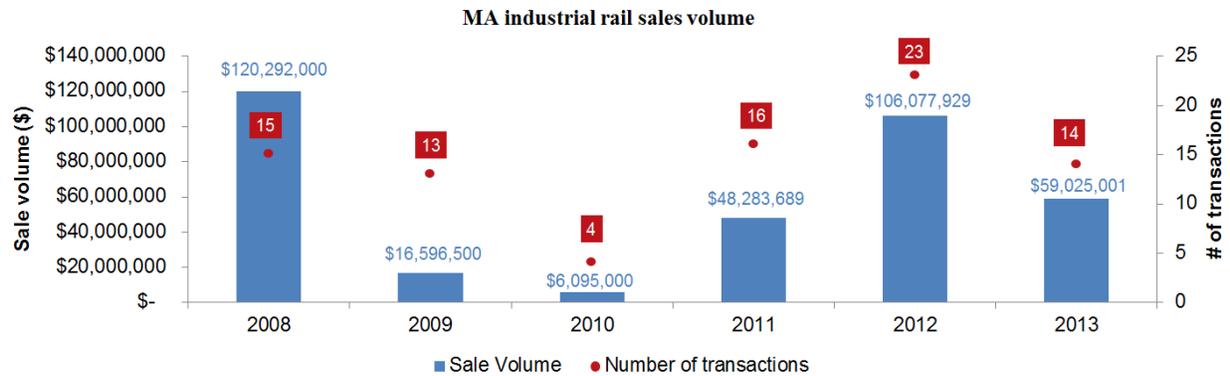
Includes buildings with loading dock access to rail lines that are capable of receiving rail freight deliveries



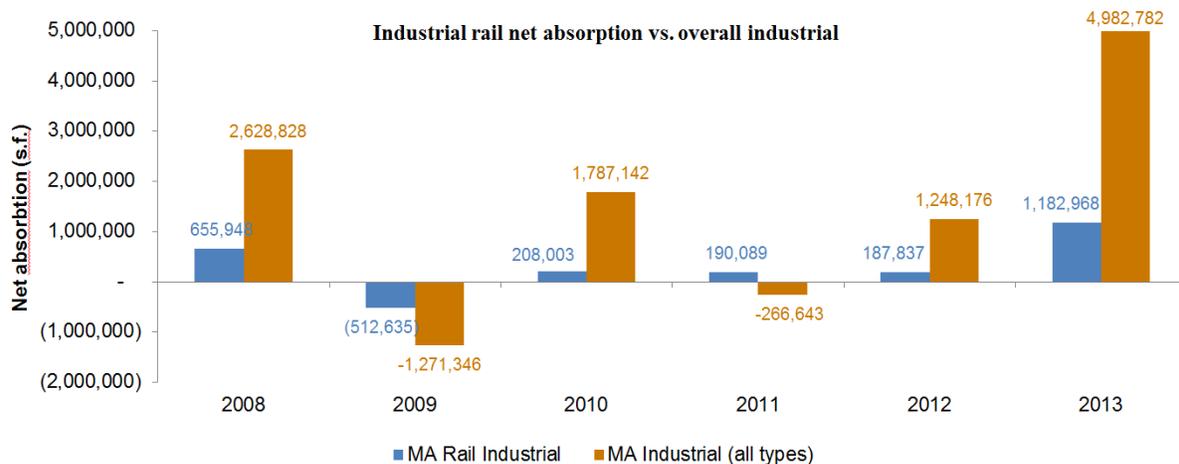
Vacancy in Monson was recently 0% as recently as the beginning of 2012 and has recently up ticked presumably due to a single property becoming vacant.



Sales volume for rail properties has been on an upward swing and 2014 is posed to be a strong year with over \$18m worth of activity occurring since the beginning of the year, twice the amount during the same period of 2013. The annual transaction rates over the past three years have all exceed the 10 year average of 13 rail transactions per year.



Industrial rail properties represent slightly more than 10% of the overall industrial supply in MA. The growth of the industrial market in the past two years has been increasing swiftly and the rail sub segment has been even stronger. Absorption in the rail segment was 3% as compared to 1.3% for the overall industrial market.



Task 3: Agricultural

The scope of this task was:

- *Call/research USDA and State agencies related to the agricultural industry for information on agricultural new business growth in the area and State of MA.*
- *Speak with Barbara Hopson and Rick Chandler to identify any new agricultural related businesses that have been established in the state over the past few years. Businesses can include anything from a new farm to processing related industries (abattoir, craft brewery...).*

- *This effort will initially focus on Hampden County and the immediately surrounding counties of Massachusetts and Connecticut.*
- *Reach out to UConn with the Conn DAR and UMASS Amherst to identify contacts related to agricultural business owners*

As discussed, and as anticipated progress on this task has been very slow and difficult. We have made outreach attempts to the following groups:

- UMass Stockbridge School of Agriculture
- U.S. Department of Agriculture
- U.S. Senator Elizabeth Warren's office
- U.S. Senator Ed Markey's office
- The Affiliated Chamber of Commerce of Greater Springfield
- Massachusetts Department of Agriculture Resources
- Agriculture Business Training Program
- The US Small Business Administration
- Barbara Hopson

So far, only the Small Business Administration has been able to provide any hard data on the state of agriculture business startups in MA. They have been able to provide data that there have been 128 agriculture related startups in the state since the start of 2011. We have reached out to our contact there with a follow-up request to identify the names of these companies and how the number of startups in this three year timeframe compares to other periods. Unfortunately, we have yet to receive a response to our recent inquiries.

Despite the difficulty in obtaining specific information in the agricultural segment we remain confident that this is a viable sector for the MDC future use. The lack of detailed information is a reflection of lack of detailed statistics available for the industry, and not an indicator low activity. We continue to see numerous anecdotal information indicating that the agricultural industry in Massachusetts is on the rise with grow local movement helping to drive this.

Conclusion

We appreciate the opportunity to perform this supplemental market study. We believe that we have uncovered solid evidence that there is activity in the local area within the specialty housing and industrial sectors. Further, the overall rail market in Massachusetts is trending very positively and the potential for rail access at the MDC is an added bonus. The fact that there have been 138 recent new agricultural business startups in the past two years provides ample evidence that the agricultural sector. These facts all indicate to us that we are currently in a window of opportunity for the MDC site. There is evidence of demand and the market always moves in cycles. We believe we are in a

period of the cycle that is favorable to this property and that time is of the essence if DCAMM and the Town of Monson are interested in taking this property to the market.

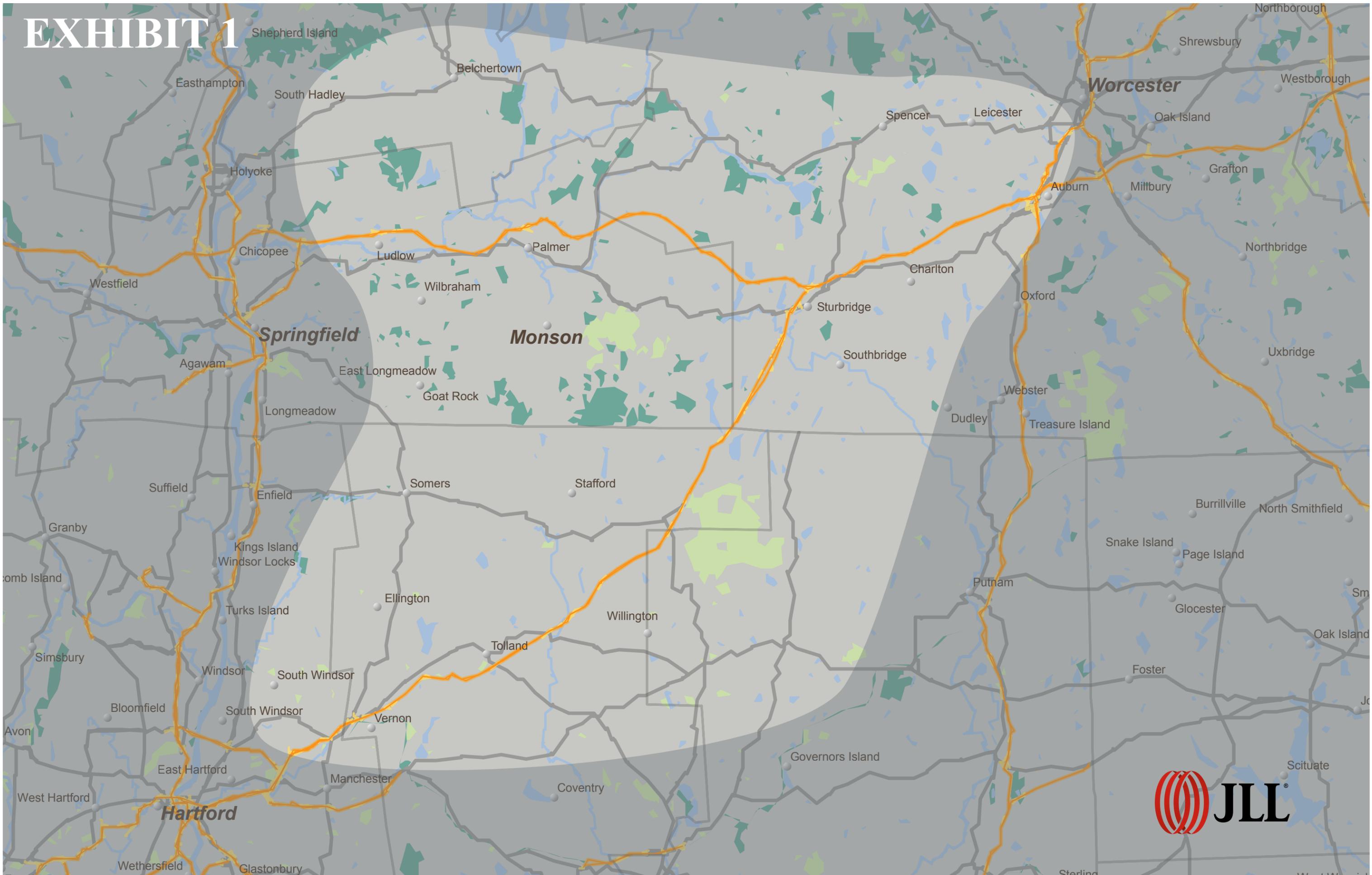
Sincerely,

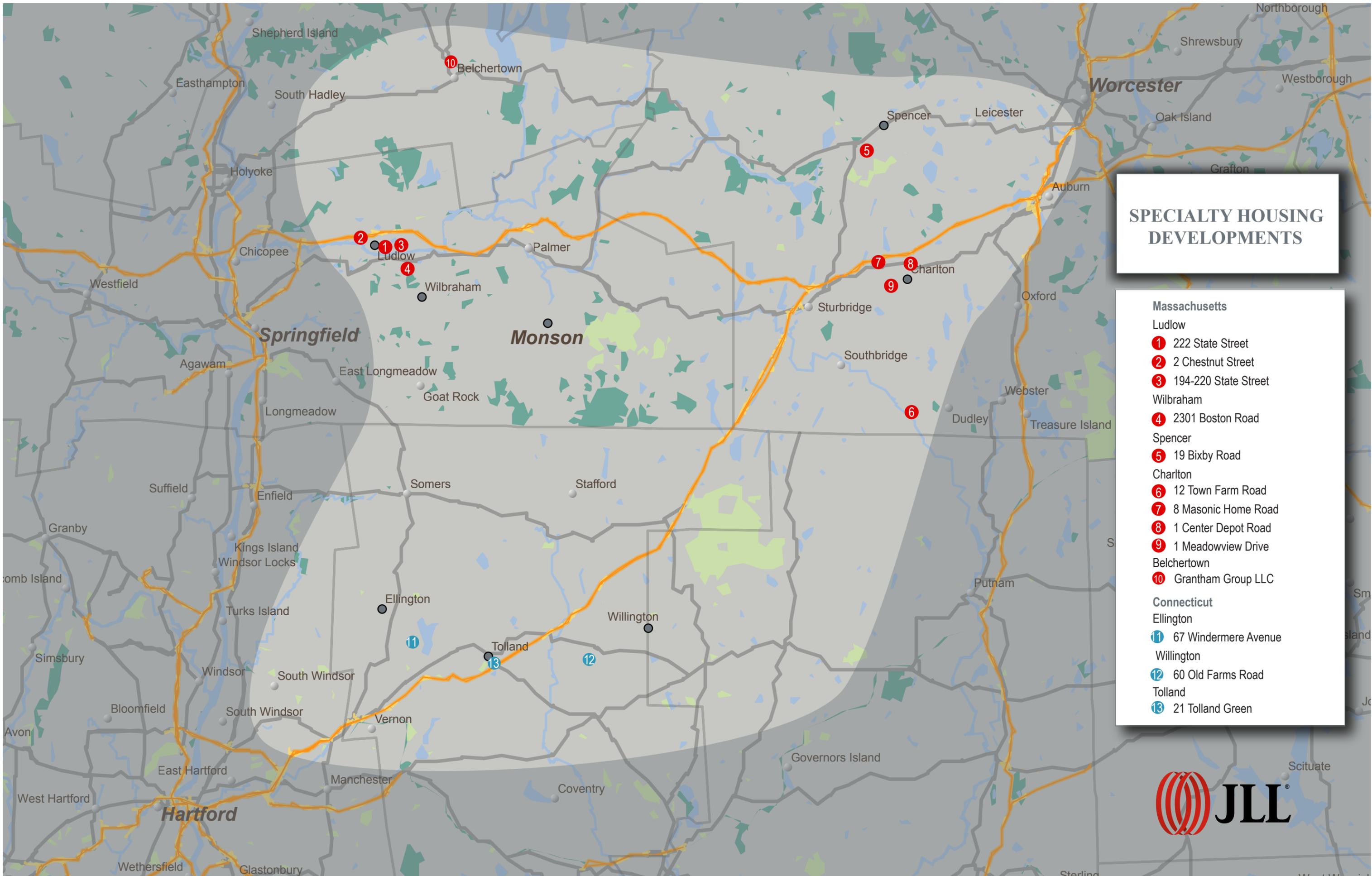
A handwritten signature in cursive script that reads "Michael Lamphier".

Michael Lamphier

c. David Brunelle
E. Bernardin, F&O

EXHIBIT 1





SPECIALTY HOUSING DEVELOPMENTS

- Massachusetts**
- Ludlow**
- 1 222 State Street
 - 2 2 Chestnut Street
 - 3 194-220 State Street
- Wilbraham**
- 4 2301 Boston Road
- Spencer**
- 5 19 Bixby Road
- Charlton**
- 6 12 Town Farm Road
 - 7 8 Masonic Home Road
 - 8 1 Center Depot Road
 - 9 1 Meadowview Drive
- Belchertown**
- 10 Grantham Group LLC
- Connecticut**
- Ellington**
- 11 67 Windermere Avenue
- Willington**
- 12 60 Old Farms Road
- Tolland**
- 13 21 Tolland Green



EXHIBIT 2a: SPECIALITY HOUSING DEVELOPMENTS

MASSACHUSETTS

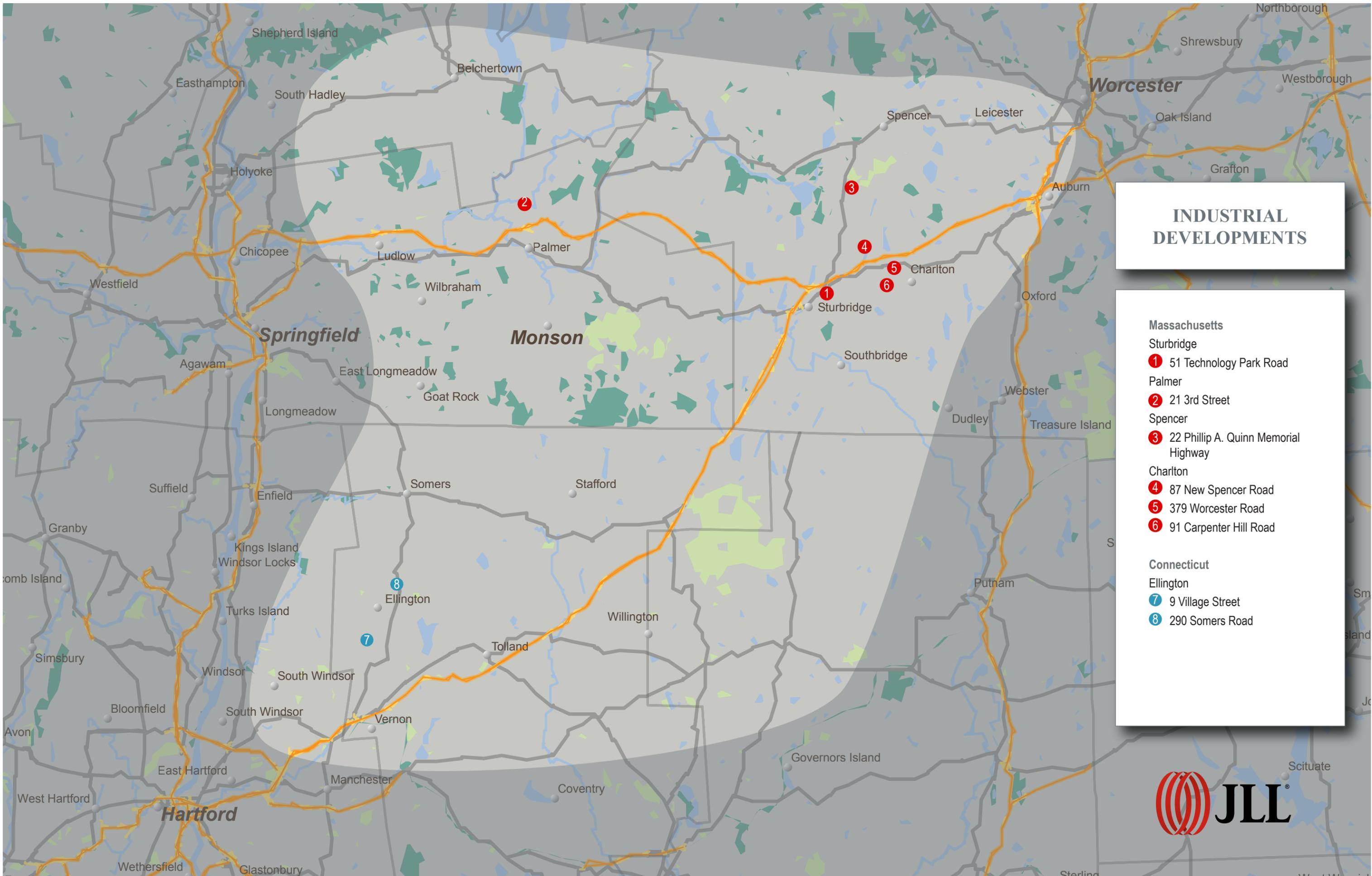
	Town	Name /Address	Developer/Owner	Number of units	Use	Comments	Status	
1	Ludlow	222 State Street	Health South Rehabilitation Facility	Health South	53 (beds)	Rehabilitation facility	53 beds for a cost of \$26 million	Completed
2	Ludlow	2 Chestnut Street	Stephens Memorial Senior Housing	HAPHousing	28	Affordable senior housing	New affordable housing units	Under Construction
3	Ludlow	194-220 State Street	Winn Development Senior Housing	Winn Development	83	Affordable senior housing	Senior housing	In Permitting
4	Wilbraham	2301 Boston Rd	The Gardens of Wilbraham		200	"Active 55 plus"	Expansion of existing facility. New "active" 55 plus community.	In Permitting
5	Spencer	19 Bixby Road	19 Bixby Road	Bixby Housing Development	42	Affordable senior housing	Low income our senior housing	In Permitting
6	Charlton	12 Town Farm Rd	Charlton Manor Rest Home		60	Affordable senior housing	Adding 60 units to the facility's existing 32	Under Construction
7	Charlton	8 Masonic Home Rd	The Overlook Life Care Community	Masterpiece Living	40	Affordable senior housing	Adding 40 units to the facility's existing facility	Under Construction
8	Charlton	1 Center Depot Road	Peaceful Woods -Center Depot Road		66	"Active 55 plus"	New development of "active" 55 plus living	In Permitting
9	Charlton	1 Meadowview Drive	Meadowview Drive	Charlton Housing Authority	27	Affordable senior housing	Adding 27 units of senior housing to the facilities existing 30 units	In Permitting
10	Belchertown		Grantham		83	Affordable assisted living		Planning
11	Monson						None reported by Dan LaRoche, Planning Dept.	

Municipalities with no development: Granby, North Brookfield, Hampden, East Brookfield, West Brookfield, Holland, Sturbridge, Monson, Brookfield, Warren, Ware

CONNECTICUT

	Town	Name /Address	Developer/Owner	Number of units	Use	Comments	Status	
10	Ellington	67 Windermere Ave	Windermere Village	Quantum of Ellington II, LLC	25	Affordable housing	Construction of 25 affordable housing units from a planned 153 unit multi-family development	Under Construction
11	Willington	60 Old Farms Road	Button Hill	Willington Housing Authority	20	"Active 55 plus"	Construction of 20 affordable elderly housing units	In Permitting
12	Tolland	21 Tolland Green	UNNAMED-in Tolland's Gateway Design District	Lifestles Unlimited, Inc.	72	Affordable senior housing	In the pre-planning stages for 72 units. No official plans submitted yet.	In Permitting

Municipalities with no development: Somers, Stafford, Union, Ashford, Vernon



INDUSTRIAL DEVELOPMENTS

- Massachusetts**
- Sturbridge
 - 1 51 Technology Park Road
 - Palmer
 - 2 21 3rd Street
 - Spencer
 - 3 22 Phillip A. Quinn Memorial Highway
 - Charlton
 - 4 87 New Spencer Road
 - 5 379 Worcester Road
 - 6 91 Carpenter Hill Road

- Connecticut**
- Ellington
 - 7 9 Village Street
 - 8 290 Somers Road



EXHIBIT 3a: INDUSTRIAL DEVELOPMENTS

MASSACHUSETTS

Town	Name /Address	Developer/Owner	Size (S.F.)	Comments	Status
1 Sturbridge	51 Technology Park Road.	Meacham Heating and Cooling	10,000	Facility will have 30,000 gallon propane tank	In Permitting
2 Palmer	21 3rd Street	Novacel	15,000	Production facility for adhesive films	Under Construction
3 Spencer	22 Phillip A. Quinn Memorial Highway	New England Auto Gateway/Seven Mile River Trust	12,600	Truck maintenance facility	Under Construction
4 Charlton	87 New Spencer Road	rEVO Biologics	11,000	11,000 s.f. addition to their existing R/D facility	In Permitting
5 Charlton	379 Worcester Road	All Granite & Marble	21,583	New manufacturing and warehouse space	Completed
6 Charlton	91 Carpenter Hill Road	Karl Storz	40,000	Expansion to already existing manufacturing facility	In Permitting
Belchertown				No Evidence of Recent Industrial Activity	
Monson				No Evidence of Recent Industrial Activity per Dan LaRoche	

Municipalities with no development: Granby, North Brookfield, Hampden, East Brookfield, Belchertown, West Brookfield, Holland, Monson, Sturbridge, Brookfield, Warren, Wilbraham, Ware

CONNECTICUT

Town	Name /Address	Developer/Owner	Size (S.F.)	Comments	Status
7 Ellington	9 Village St	Barnyard & Great Country Garages	12,160	New facility	In Permitting
8 Ellington	290 Somers Rd	DESCO for Ellington Property Management	16,000	New facility	Under Construction

Municipalities with no development: Somers, Stafford, Union, Ashford, Vernon, Wilmington, Tolland



Appendix A: Specialty housing developments

MASSACHUSETTS

HealthSouth Rehabilitation Facility - 222 State Street, Ludlow	
Year Built: 2014	
Site size (acres): Unknown	
Building size: 74,000 SF	
Project cost: \$26 million	
http://www.healthsouthrehab.org/	
<p>HealthSouth Rehabilitation Hospital of Western Massachusetts is a 53-bed inpatient rehabilitation hospital that offers comprehensive inpatient and outpatient rehabilitation services designed to return patients back to leading active and independent lives. Hospital provides a wide range of physical rehabilitation services, a vast network of highly skilled, independent private practice physicians and HealthSouth therapists and nurses, and the most innovative equipment and rehabilitation technology, ensuring that all patients have access to the highest quality care.</p>	

Stevens Memorial Senior Housing - 2 Chestnut Street, Ludlow	
Year Built: 2014	
Site size (acres): 13 acres	
Building size: 74,000 SF	
Project cost: Unknown	
http://haphousing.org/default/index.cfm/housing-creation/in-development/	
<p>Located at 12 Chestnut Street in the heart of "downtown" Ludlow, Stevens Memorial is a historic, newly renovated building offering quality apartments for persons 62 years of age and older. Stevens Memorial contains 1 studio and 27 one-bedroom apartments, in a fully sprinkle red building with an elevator.</p>	

The Gardens of Wilbraham - 2301 Boston Road, Wilbraham	
Year Built: 2014	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: Unknown	
http://www.thegardensofwilbraham.com/	
<p>Retirement living at The Gardens of Wilbraham offers residents the design features and options that they've come to expect with independent senior living. It's a comfortable, active, independent lifestyle with an open schedule and freedom from routine responsibilities. Our residents help inspire a full calendar of activities and engagements that can include taking classes, attending cultural events, forming special-interest groups or simply socializing.</p>	

Charlton Manor Rest Home - 12 Town Farm Road, Charlton	
Year Built: 1962	
Site size (acres): 27	
Building size: 11,000 SF	
Project cost: Unknown	
http://www.charltonmanorresthome.com/	
<p>Charlton Manor Rest Home, established in 1962, is a 32 bed retirement home in Central Massachusetts situated on 27 acres of woods, pleasant gardens, wildlife, and it resembles more like a early 20th century Bed & Breakfast place than a retirement home. The Charlton Manor is a leader in providing affordable and safe housing for over 50 years.</p>	

The Overlook Life Care Community - 88 Masonic Home Road, Charlton	
Year Built: Unknown	
Site size (acres): 460	
Building size: Unknown	
Project cost: Unknown	
http://overlook-mass.org/	
<p>The Overlook is a non-profit independent senior living community that is both maintenance-free and close to nature. Discover independence, opportunities and a lifestyle you never imagined. Located in beautiful Charlton, Massachusetts on 450-acres of natural surroundings, this continuing care retirement community (CCRC) offers both a good value and a great lifestyle. Residents of The Overlook can choose from 20 distinctive styles of independent living apartments and cottage homes. And they enjoy a wide variety of programs – from musical performances to social gatherings to engaging intellectual forums. The stunning Performing Arts Center is host to a wide-variety of events. Residents particularly are drawn to the state-of-the-art Fitness Center and Indoor Pool. The Overlook offers a continuum of care dedicated to keeping residents healthy and providing them with support when needed. The goal is to assist residents with planning for their future needs and to maximize independence and safety while maintaining their quality of life.</p>	

Meadowview Drive - 1 Meadowview Drive, Charlton	No Photo Available
Year Built: Unknown	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: Unknown	
http://www.townofcharlton.net/housingauthority.htm	
<p>The Authority presently manages 30 one bedroom units for elderly/handicapped persons under the State's Chapter 667 program and 6 three bedroom units for families under the State's Chapter 705 program. All of these units are located on the Authority's property at Meadowview Drive. The Authority also administers certificates for the Alternative Housing Voucher Program (AHVP) which provides rental assistance on a temporary basis to non-elderly handicapped persons.</p>	

19 Bixby Road, Spencer MA	No Photo Available
Year Built: Not applicable	
Site size (acres) : 15.22	
Building size:	
Project cost: \$425,000	
Website	
<p>42 Unit cluster development for multi or condos. Sold on March 28, 2014.</p>	

Winn Development Housing - 194-220 State Street, Ludlow	No Photo Available
Year Built:	
Site size (acres):	
Building size:	
Project cost:	
Website	

CONNECTICUT

Windermere Village - 67 Windermere Ave, Ellington
Year Built: Unknown
Site size (acres): Unknown
Building size: Unknown
Project cost: Unknown



Windermere Village, Ellington's newest maintenance free lifestyle community is non-age restricted. This lovely community of new homes is nestled in the hills of Ellington.

Each of the detached homes offer between 1 – 3 bedrooms, optional sun-rooms, 1 ½ - 3 baths and oversized 2 car garage. All homes are completely customizable to meet your specific requirements. Model homes currently under construction could be ready for occupancy in 30 – 45 days or sooner.

Button Hill - 60 Old Farms Road, Willington
Year Built: Unknown
Site size (acres): Unknown
Building size: Unknown
Project cost: Unknown
http://www.willingtonct.org/public_documents/willingtonct_senior/senior_center



21 Tolland Green, Tolland
Year Built: Unknown
Site size (acres): Unknown
Building size: Unknown
Project cost: Unknown





Appendix B: Industrial developments

MASSACHUSETTS

Ludlow Mills Industrial Park, Ludlow	
Year built: Unknown	
Site size (acres): Unknown	
Building size: 70,000 SF +	
Project cost: \$ 300 Million	
http://www.westmassdevelopment.com/PrePermitted_Sites/	
<p>The Ludlow Mills Preservation and Redevelopment project is located one mile south of Exit 7 on the Mass Pike. The project offers a complete range of space options for small and large businesses. Existing mill space can be renovated for users. Ask us about the availability of federal and state historic tax credits and new market tax eligibility.</p>	

51 Technology Park Road, Sturbridge	<h2>No Photo Available</h2>
Year built: Unknown	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: \$236,200 (land Cost only)	
Website: Unknown	
<p>51 Technology Park Road has a Walk Score of 29 out of 100. This location is a Car-Dependent neighborhood so most errands require a car. Nearby parks include Wells State Park, Wells State Park and Wells State Park. The closest grocery store is Super Stop & Shop. The closest coffee shop is Dunkin' Donuts. Nearby restaurants include SUBWAY® Restaurants (Wal-Mart), Uno Grill and Uno Chicago Grill.</p>	

Novacel, Inc - 21 3rd Street, Palmer	<h2>No Photo Available</h2>
Year built: Unknown	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: Unknown	
Website: Unknown	
<p>A privately held company in Palmer, MA. Categorized under Paper, Coated or Laminated for Packaging. Our records show it was established in 2001 and incorporated in Massachusetts. Current estimates show this company employs a staff of approximately 210. Companies like Novacel, Inc usually offer: Brown Packaging Paper, City Paper Packaging, Newsprint Packing Paper, Free Packing Paper, Mondi Packaging Paper.</p>	

New England Automotive Gateway Facility - 22 Phillip A. Quinn Memorial Highway, Spencer	<h2>No Photo Available</h2>
Year built: Unknown	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: Unknown	
Website: Unknown	

rEVO Biologics - 87 New Spencer Road, Charlton	<h2>No Photo Available</h2>
Year built: Unknown	
Site size (acres): 63.01	
Building size: Unknown	
Project cost: Total assessed value for property: \$4,524,800	
http://revobiologics.com/	
<p>rEVO Biologics, a rare disease company, engages in developing and commercializing protein therapies for the treatment of rare diseases.</p>	

About All Granite and Marble, Inc - 379 Worcester Road, Charlton	
Year built: Unknown	
Site size (acres): Unknown	
Building size: Unknown	
Project cost: Unknown	
http://www.allgranite2.com/	

"We are a family owned natural and engineered stone (quartz) distributor and fabricator. We Work with the following engineered stones Caesarstone, Silestone, HanStone, Technistone, Zodiaq, and LG Viatera. Our focus is to work closely with kitchen dealers, designers and remodelers to provide the best products and services in order to insure a top quality job done at a timely fashion. We are committed to provide the highest level of customer service possible.

KARL STORZ - 91 Carpenter Hill Road, Charlton	
Year built: Unknown	
Site size (acres): 30 acres	
Building size: Unknown	
Project cost: \$9.27 million	
https://www.karlstorz.com/	

KARL STORZ began is 1945 and has established itself worldwide as an international and highly regarded company in the production and sale of medical instruments and devices. Not a giant on an international scale, but leaders in matters that count: creativity, versatility and competence.

CONNECTICUT

<p>The Barn Yard & Great Country Garages - 9 Village Street, Ellington</p>	
<p>Year built: Unknown</p>	
<p>Site size (acres): 2.33 acres</p>	
<p>Building size (total square feet): 12,160 SF</p>	
<p>Project cost: Unknown</p>	
<p>www.thebarnyardstore.com/</p>	
<p>Village Properties Associates, LLC, owner/The Barnyard & Great Country Garages, applicant for site plan approval for the construction of a 12,160 square foot manufacturing and office building and conversion of an existing two-family to office use on property located at 9 Village Street, APN 018-005-0000 in an IP (Industrial Park) zone.</p>	

<p>Desco Professional Builders - 290 Somers Road, Ellington</p>	
<p>Year built: Unknown</p>	
<p>Site size (acres): 8.14</p>	
<p>Building size: Unknown</p>	
<p>Project cost: Unknown</p>	
<p>http://descopro.com/</p>	
<p>“Based in Ellington, Connecticut, DescoProfessional Builders is a Commercial General Contractor and Construction Management Company specializing in retail, restaurant, hospitality, office, medical and commercial facilities throughout New England and the Eastern United States. With an outstanding 29-year record of quality construction and on-time schedules, Desco Professional Builders has developed a loyal and diverse base that returns to us project after project. Our team of experienced construction managers maintains a sharp focus on project plans, site staffing, and scheduling, ensuring outstanding results and professional service to all of our customers.</p>	



Appendix C: Historic Resource Photographs



1. *View Northwest of South and East Elevations*



3. *View Southeast of West Elevation*



2. *View North of South Elevation*

Monson Developmental Center Monson, MA



4. View Southeast of North Elevation



5. Interior



6. *View Northwest of South and East Elevations*



7. *View Northeast of South Elevation*



8. *View East of West Elevation*

Monson Developmental Center Monson, MA



9. Interior



10. View Southwest of North and East Elevations of Garage

Monson Developmental Center Monson, MA



11. View Northwest of South and East Elevations



13. View Southeast of North Elevation



12. View Southwest of North Elevation



14. View Southeast of North Elevation Roof

Monson Developmental Center Monson, MA



15. View Northwest of South and East Elevations of Garage



16. View Northwest of South and East Elevations



18. View Southeast of West Elevation



17. View Southwest of North and East Elevations



19. Interior

Monson Developmental Center Monson, MA



20. *View Northwest of South and East Elevations*



22. *View Northeast of West Elevation*



21. *View Southwest of North Elevation*

Monson Developmental Center Monson, MA



23. View Northwest of South and East Elevations



25. View South of North Elevation



24. View Northwest of South Elevation Roof

Monson Developmental Center Monson, MA



26. View Northeast of West Elevation



28. View Northwest of South and East Elevations of Garage



27. Interior



29. View West of East Elevation



30. View West of East Elevation



31. View West of East Elevation



33. View Northeast of West Elevation



32. View Northwest of East Elevation

Monson Developmental Center Monson, MA



34. View Southwest of North and East Elevations



35. View Northwest of South and East Elevations



36. View Northwest of South Elevation



37. View Interior



38. *View Southeast of North and West Elevations*



39. *View Southeast of West Elevation*



40. *View North of South Elevation*

Monson Developmental Center Monson, MA



41. View Northwest of East Elevation



42. Interior



43. View Southwest of North and East Elevations



44. View Northeast of South and West Elevations of Barn (Building 22)



46. Interior of Barn (Building 22)



45. View Northwest of East Elevation of Barn (Building 22)



47. View Northeast of West and South Elevations of East Barn (Building 23)

Monson Developmental Center Monson, MA



48. View Southwest of North and East Elevations of East Barn (Building 23)



50. View Southwest of North and East Elevations of Barn Bull Pens (Building 24)



49. Interior of East Barn (Building 23)



51. View Southwest of Foundations of Barn Bull Pens (Building 24)

Monson Developmental Center Monson, MA

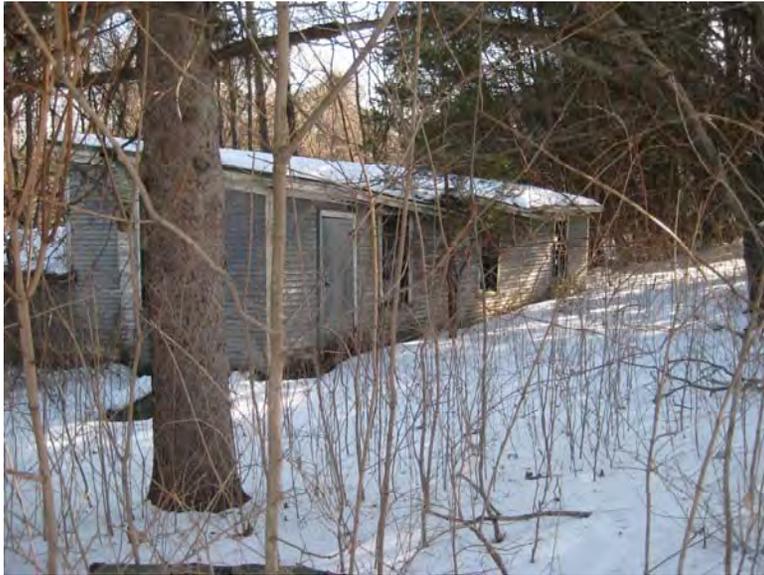


52. *View of Collapsed Barns (Building 25 in foreground and Buildings 27 and 28 in background)*



53. *View of Collapsed Barn (Building 26)*

Monson Developmental Center Monson, MA



54. *View Northeast of South and West Elevations*



56. *View Southwest of North Elevation*



55. *View Southwest of North Elevation*



57. *View West of East Elevation*

Monson Developmental Center Monson, MA



58. *View Southwest of North and East Elevations*



59. *View South of North Elevation*



60. *View Southeast of West Elevation*

Monson Developmental Center Monson, MA



61. View North of South Elevation



62. View North of South Elevation



63. Interior



64. Interior Basement



65. *View South of North Elevation*



66. *View South of North Elevation*



67. *View West of East Elevation*

Monson Developmental Center Monson, MA



68. *View Southwest of East Elevation*



70. *View East of West Elevation*



69. *View East of West Elevation*

Monson Developmental Center Monson, MA



71. Interior



72. Interior

Monson Developmental Center Monson, MA



73. View Northeast of South and West Elevations



75. View South of North Elevation



74. View East of West Elevation

Monson Developmental Center Monson, MA



76. View Northeast of South Elevation



77. View Southeast of North and West Elevations



78. View Southeast of North Elevation



79. View Northwest of East Elevation



80. View Northeast of South Elevation



81. Interior



82. View Southeast of North and West Elevations



84. View Northwest of East Elevation



83. View North of South Elevation



85. Interior

Monson Developmental Center Monson, MA



86. View East of West Elevation



88. View West of East Elevation

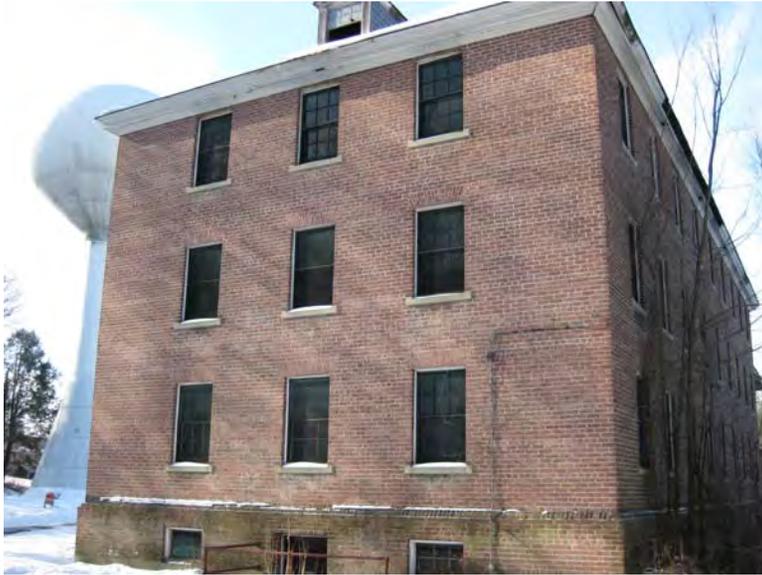


87. View North of South Elevation



89. View North of South Elevation

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90. View West of East Elevation



91. View Southwest of North Elevation

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92. Interior



93. Interior



94. Interior



95. *View West of East and North Elevations*



97. *View North of South Elevation*



96. *View West of East and North Elevations*



98. *Interior*

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99. View Southwest of North Elevation



101. View Northeast of South Elevation



100. View Southwest of East and North Elevations

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102. View Southwest, detail of North Elevation



103. Interior



104. Interior



105. View Southwest of East and North Elevations of Superintendent's House (Building 2)



106. View South of North and West Elevations of Brookside (Building 13)



107. View Northeast of South and West Elevations of Brookside (Building 13)



108. View Southeast of West Elevation of Simons (Building 14)

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109. View North of Cemetery (Building 20)



110. View Northwest of South and East Elevations of Power Plant (Building 29)



111. View West of East and North Elevations of Power Plant (Building 29)

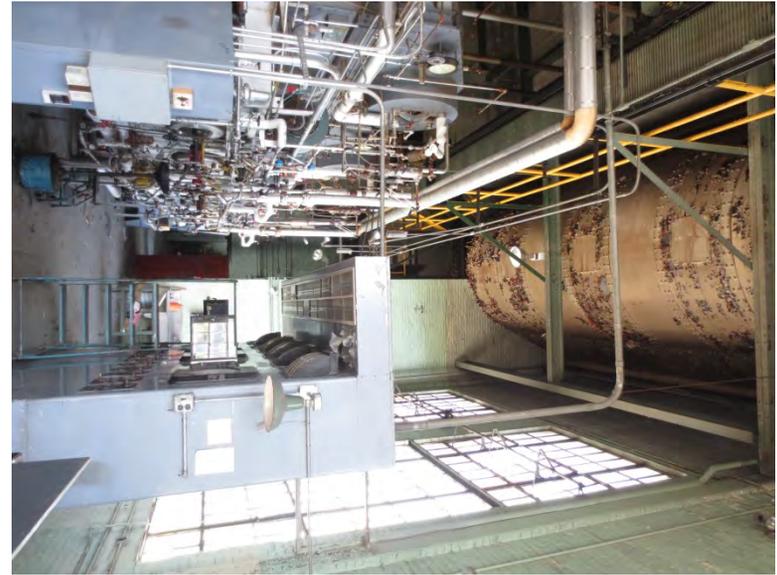


112. View interior of first floor of Power Plant (Building 29)

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113. View interior of first floor of Power Plant (Building 29)



114. View interior of first floor of Power Plant (Building 29)



115. View of Power Plant boiler (Building 29)



116. View Northwest of South and East Elevations of Small Shed (Building 30)

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117. View North of South Elevation of Small Sewerage Shed (Building 31)



118. View West of Small Electric Substation (Building 32)



119. View Northwest of South and East Elevations of Sewerage Treatment Brick Headhouse (Building 33)



120. View East of West Elevation of Vegetable Storage Barn (Building 37)

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121. View Northeast of West and South Elevations of Vegetable Storage Barn (Building 37)



122. View interior of first floor of Vegetable Storage Barn (Building 37)



123. View interior of first and second floors of Vegetable Storage Barn (Building 37)



124. View interior of first floor of Vegetable Storage Barn (Building 37)

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125. View Northwest of South and East Elevations of New Hope/Laundry (Building 38)



126. View Northwest of South and East Elevations of Men's Hospital/Berkshire (Building 42)



127. View Northeast of South and West Elevations of Men's Hospital/Berkshire (Building 42)



128. View North of South Elevation of Men's Hospital/Berkshire (Building 42)

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129. View of interior staircase at first floor of Men's Hospital/Berkshire (Building 42)



130. View of interior first floor room of Men's Hospital/Berkshire (Building 42)



131. View of interior first floor room of Men's Hospital/Berkshire (Building 42)



132. View Northwest of East Elevation of Male Attends/Quaboag (Building 43)

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133. View Southeast of North and West Elevations of Male Attends/Quaboag (Building 43)



134. View of interior second floor hallway of Male Attends/Quaboag (Building 43)



135. View of interior second floor room of Male Attends/Quaboag (Building 43)



136. View of interior second floor hallway of Male Attends/Quaboag (Building 43)

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137. View Northeast of South and West Elevations of Administration (Building 44)



138. View Southeast of North and West Elevations of Administration (Building 44)



139. View of interior first floor hallway of Administration (Building 44)



140. View of interior staircase at first floor of Administration (Building 44)

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141. View of interior second floor hallway of Administration (Building 44)



142. View of interior second floor room of Administration (Building 44)



143. View of interior second floor room of Administration (Building 44)



144. View of interior second floor hallway of Administration (Building 44)

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145. View North of South and East Elevations of Small Shed (Building 45)



146. View Northwest of South and East Elevations of Small Shed (Building 46)



147. View Northeast of West and South Elevations of Special Care Unit (Building 47)



148. View Northwest of South and East Elevations of Special Care Unit (Building 47)

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149. View of interior first floor hallway of Special Care Unit (Building 47)



150. View of interior first floor room of Special Care Unit (Building 47)



151. View of interior staircase at first floor room of Special Care Unit (Building 47)



152. View South of North and East Elevations of Daly Hall/att. pool (Building 48)

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153. View West of East Elevation of Small Shed (Building 49)



154. View South of North Elevation of Female Hospital/Hampshire (Building 50)



155. View Southwest of North and East Elevations of Women South/Wayside (Building 51)



156. View North of South Elevation of Women South/Wayside (Building 51)

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157. View of interior staircase at first floor of Women South/Wayside (Building 51)



158. View of interior first floor room of Women South/Wayside (Building 51)



159. View of interior first floor room of Women South/Wayside (Building 51)



160. View of interior first floor hallway of Women South/Wayside (Building 51)

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161. View of interior first floor hallway of Women South/Wayside (Building 51)



162. View of interior first floor hallway of Women South/Wayside (Building 51)



163. View North of South Elevation of Recreation Pavilion (Building 52)



164. View Southeast of West Elevation of Buckley (Building 53)

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165. View West of location of Shed (Building 56)



166. View Northwest of East and South Elevations of Garage, Six Bay (Building 57)



167. View Northwest of East and South Elevations of Garage, Five Bay (Building 58)



168. View Northeast of South and West Elevations of Carpenter Shop (Building 59)

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169. View interior of first floor of Carpenter Shop (Building 59)



170. View interior of first floor of Carpenter Shop (Building 59)



171. View Northeast of South and West Elevations of Laundry/Engineering (Building 62)



172. View Southeast of North Elevation of Laundry/Engineering (Building 62)

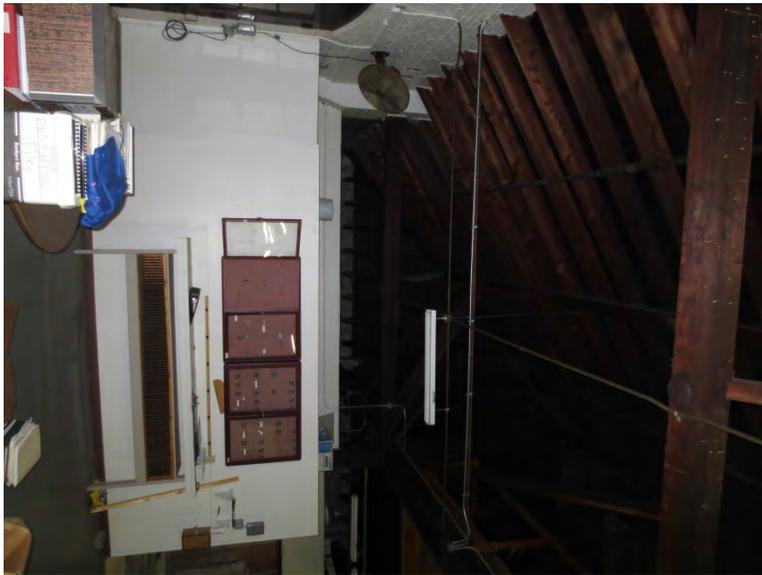
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173. View of interior first floor of Laundry/Engineering (Building 62)



174. View of interior first floor of Laundry/Engineering (Building 62)



175. View of interior first floor of Laundry/Engineering (Building 62)



176. View of interior first floor of Laundry/Engineering (Building 62)

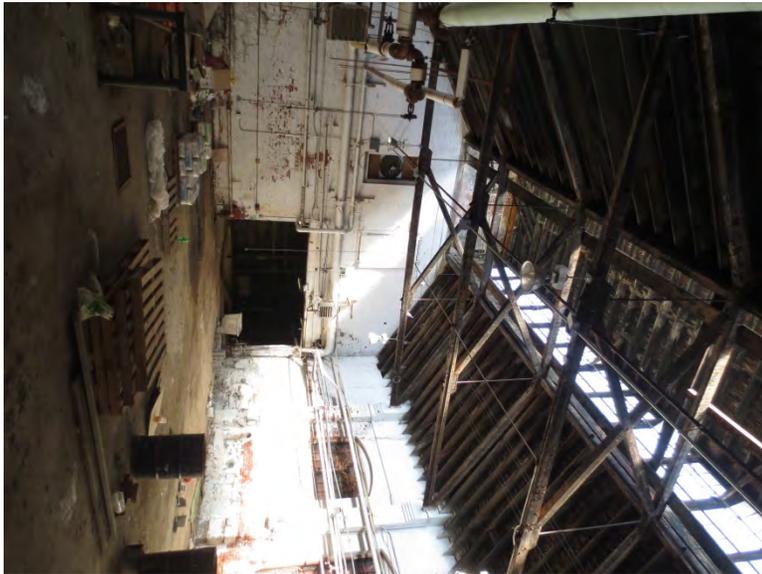
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177. View Southwest of North and East Elevations of Powerhouse/Grounds (Building 63)



178. View Northwest of South Elevation of Powerhouse/Grounds (Building 63)



179. View of interior first floor of Powerhouse/Grounds (Building 63)



180. View of interior first floor of Powerhouse/Grounds (Building 63)

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181. View of interior first floor of Powerhouse/Grounds (Building 63)



182. View Southeast of North and West Elevations of Storage (Building 64)



183. View Southwest of North and East Elevations of Main Kitchen (Building 66)



184. View of interior first floor of Main Kitchen (Building 66)

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185. View of interior first floor of Main Kitchen (Building 66)



186. View of interior first floor of Main Kitchen (Building 66)



187. View of interior first floor of Main Kitchen (Building 66)



188. View Northwest of East and South Elevations of Ledges (Building 71)

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189. View of interior second floor room of Ledges (Building 71)



190. View of interior second floor room of Ledges (Building 71)



191. View East of West Elevation of Child Hospital/Valleyview (Building 72)



192. View Northeast of South and West Elevations of Child Hospital/Valleyview (Building 72)

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193. View of interior first floor hallway of Child Hospital/Valleyview (Building 72)



194. View of interior first floor hallway of Child Hospital/Valleyview (Building 72)



195. View of interior first floor hallway of Child Hospital/Valleyview (Building 72)



196. View Northeast of West Elevation of Female Hospital/Longview (Building 73)

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197. View Northeast of West and South Elevations of Female Hospital/Longview (Building 73)



198. View East of West Elevation of Female Hospital/Longview (Building 73) and connecting tunnel to Child Hospital/Valleyview (Building 72)



199. View of interior first floor hallway of Female Hospital/Longview (Building 73)



200. View of interior first floor hallway of Female Hospital/Longview (Building 73)

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201. View of interior first floor hallway of Female Hospital/Longview (Building 73)



202. View East of West Elevation of Hodskins (Building 74)



203. View East of West Elevation of Hodskins (Building 74)



204. View East of West Elevation of Retaining Wall (Building 75)

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205. View Southeast of North and West Elevations of Parent/Friends Center (Building 76)



206. View Southwest of North and East Elevations of Parent/Friends Center (Building 76)