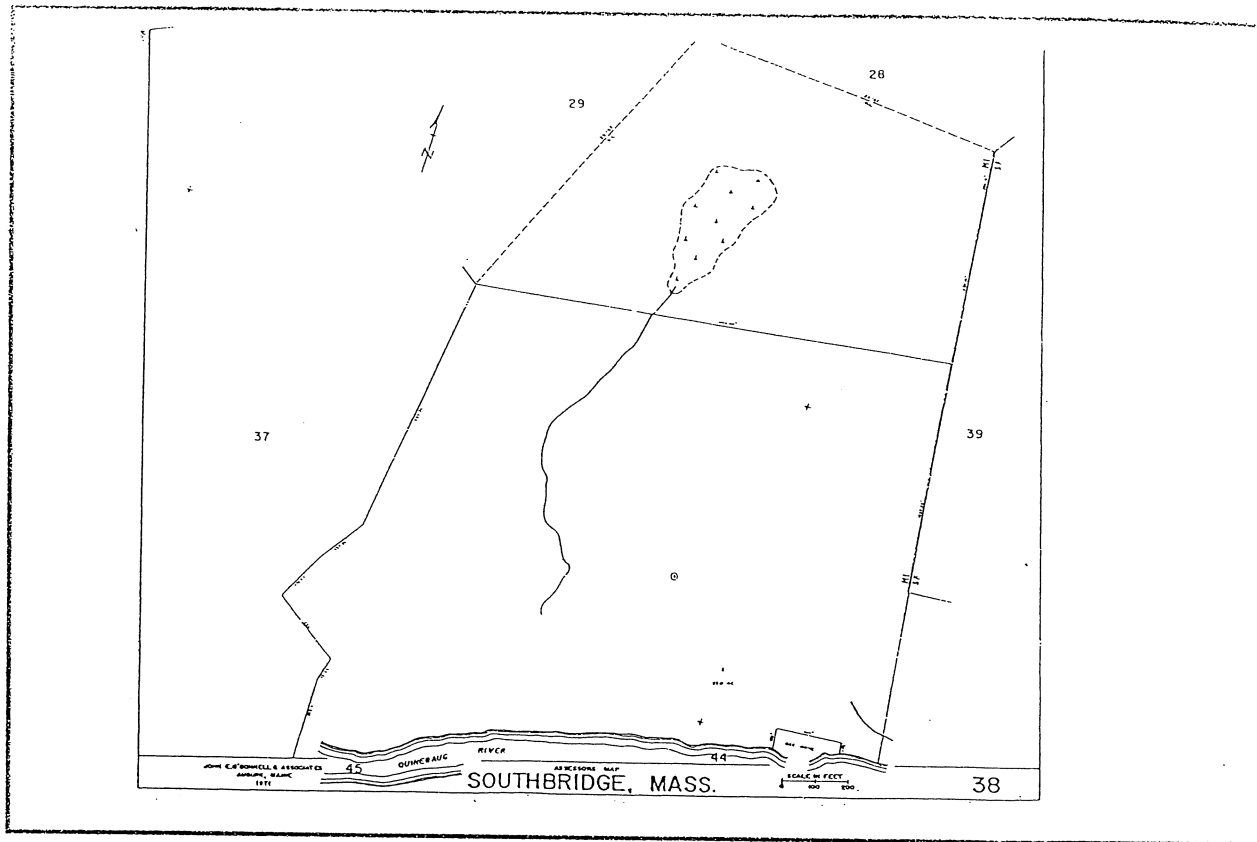


Appendix VI

Southbridge Economic Development Plan Targeted Vacant Land Data Sheets

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: East Main Street
Owner: Southbridge Associates LTD, Partnership
Assessed Valuation: \$97,000
Land Area: 53 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 38-1
State Use Code: 440

Site Data:

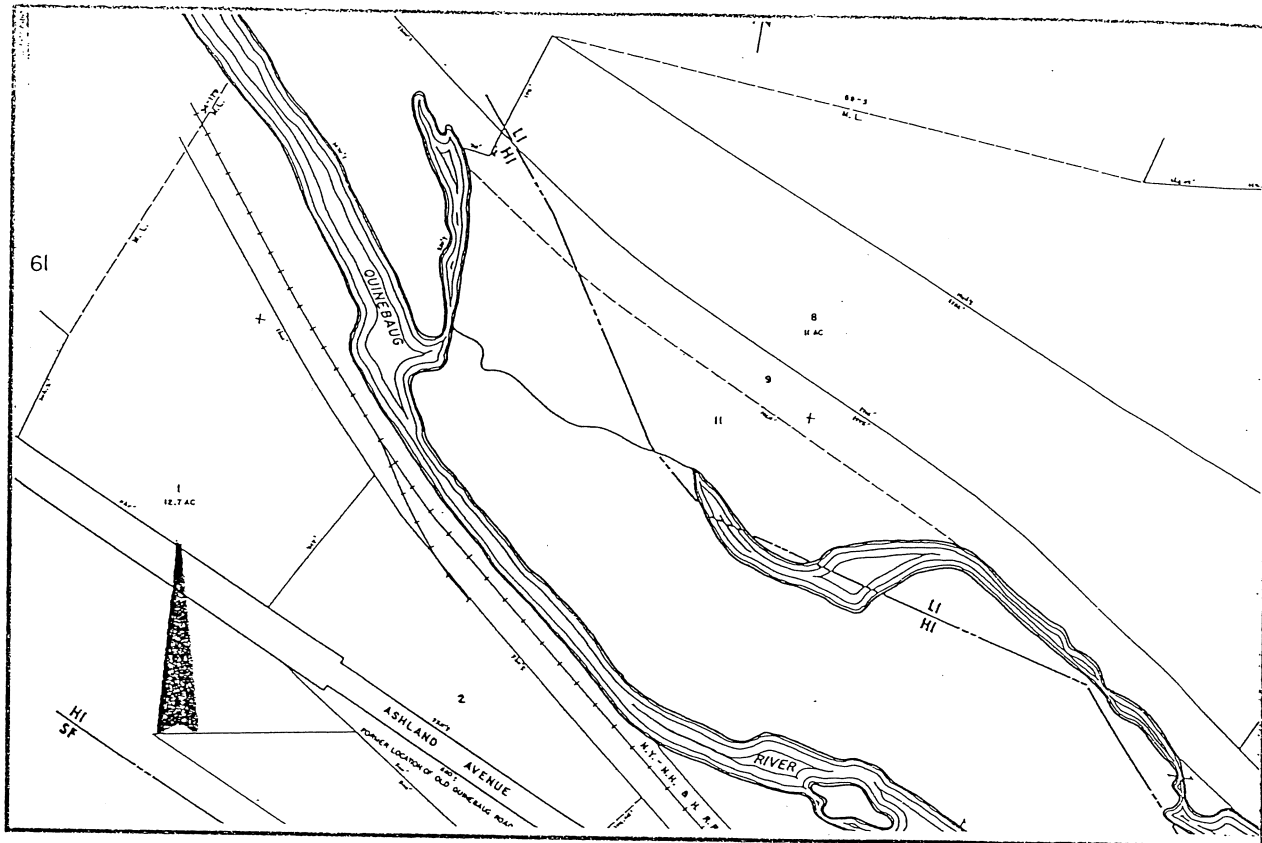
Description: Vacant and abutting AO site, LAPA Center

Access: Rte. 131 east and west

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Ashland Avenue
Owner: Rita Brown
Assessed Valuation: \$61,400
Land Area: 12.7 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 60-1
State Use Code: 440

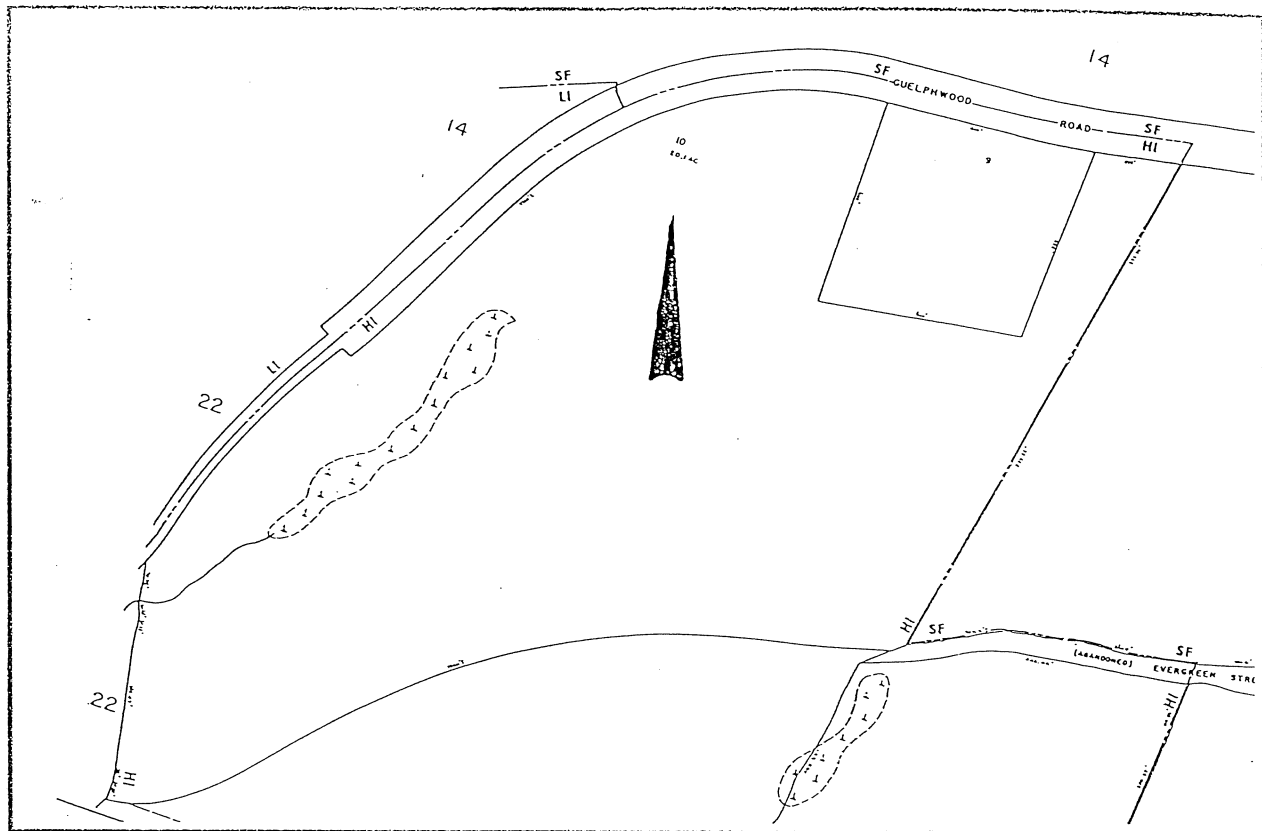
Site Data:

Description: Vacant lot abutting rail line; frontage on Ashland Avenue.
Access: Local street network connecting to Rte. 198 north and south.

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Guelphwood Road
Owner: Southbridge Sheet Metal Works
Assessed Valuation: \$138,600
Land Area: 20.11 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 23-10
State Use Code: 440

Site Data:

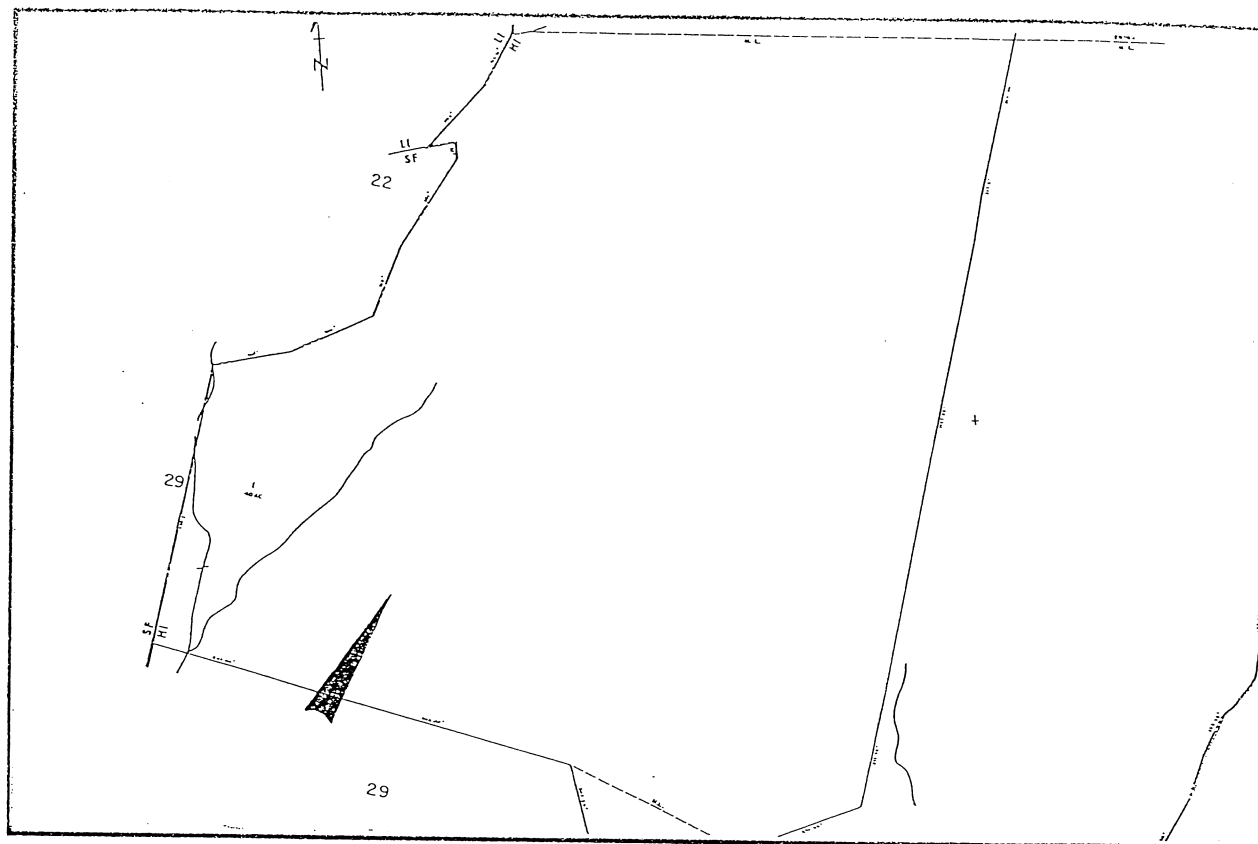
Description: Vacant and sloping woodland, site wetlands, will require utility extensions from Newman Avenue.

Access: Local road network

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Evergreen Street
Owner: Southbridge Sheet Metal Works
Assessed Valuation: \$77,500
Land Area: 40 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 28-1
State Use Code: 440

Site Data:

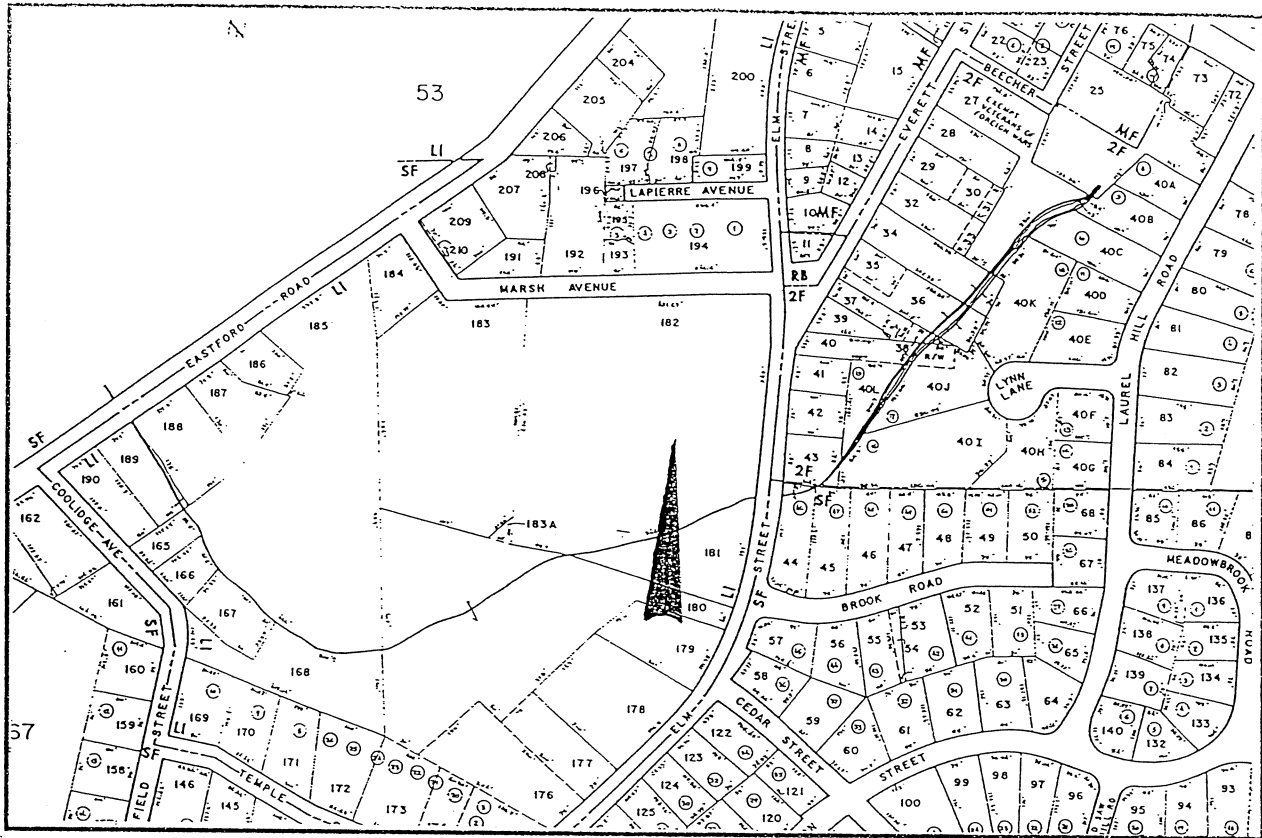
Description: Vacant and sloping wetland, no frontage, abuts 20 acre parcel owned by Southbridge Sheet Metal. Combined potential, 60 acre site wetlands.

Access: Local road network

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Elm Street
Owner: J. I. Morris Co.
Assessed Valuation: \$53,000
Land Area: 3.8 acres
Zoning: Light Industrial (LI)
Assessor Map Ref.: 54-182
State Use Code: 440

Site Data:

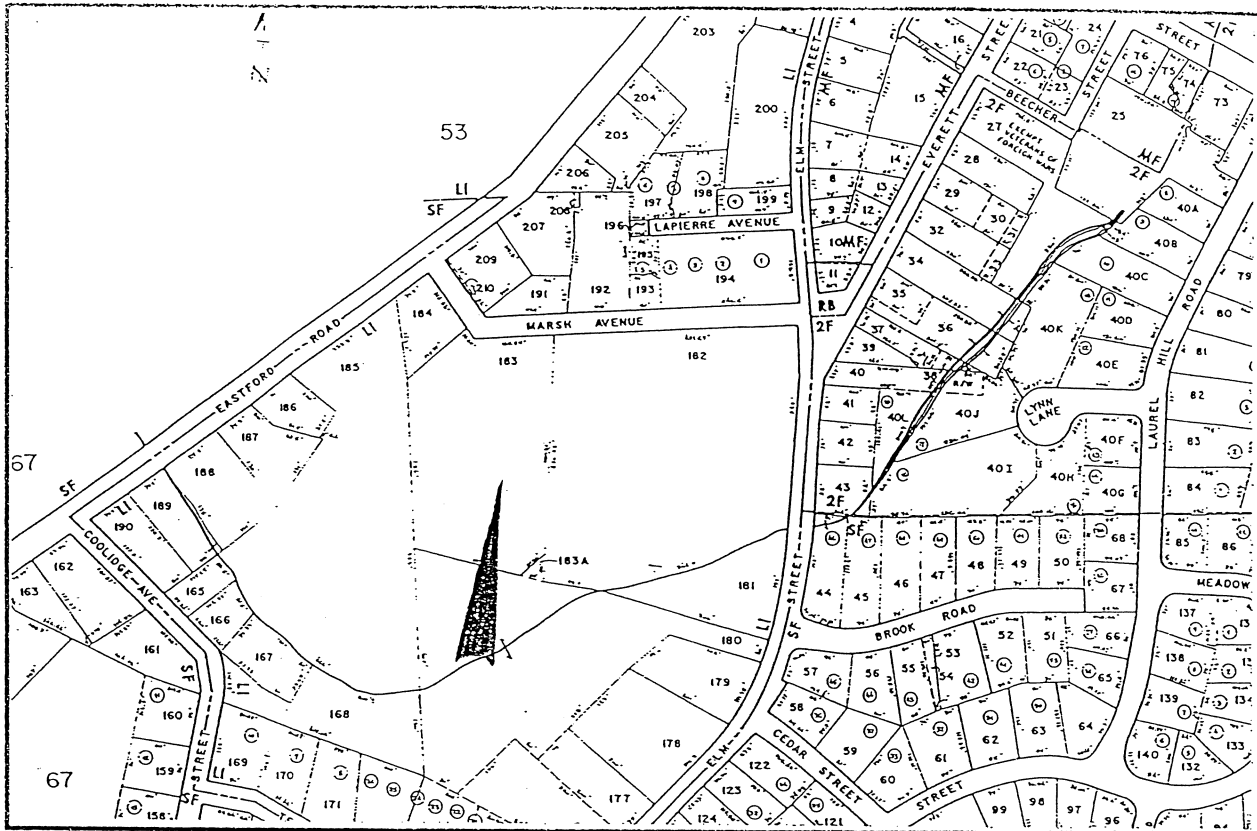
Description: Vacant corner lot (Elm / Marsh Ave.) with site wetlands bordering property. Site is close to Downtown; single family homes close by.

Access: Local street network connecting to Rte. 198 north and south.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Marsh Avenue
 Owner: Hyde Manufacturing Co., Inc.
 Assessed Valuation: \$28,300
 Land Area: 2.1 acres
 Zoning: Light Industrial (LI)
 Assessor Map Ref.: 54-183
 State Use Code: 440

Site Data:

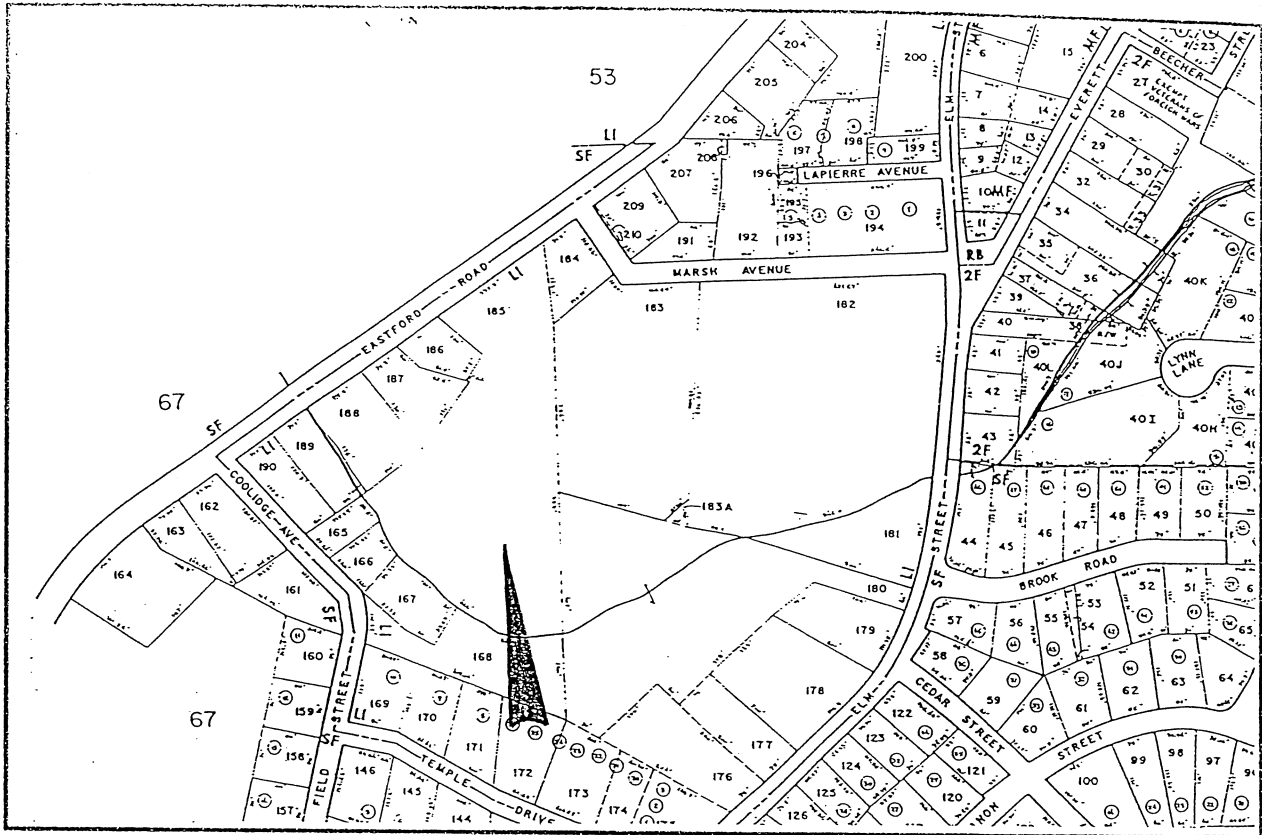
Description: Vacant lot, close to Downtown, abutting existing manufacturing use.

Access: Local street network connecting to Rte. 198 north and south.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

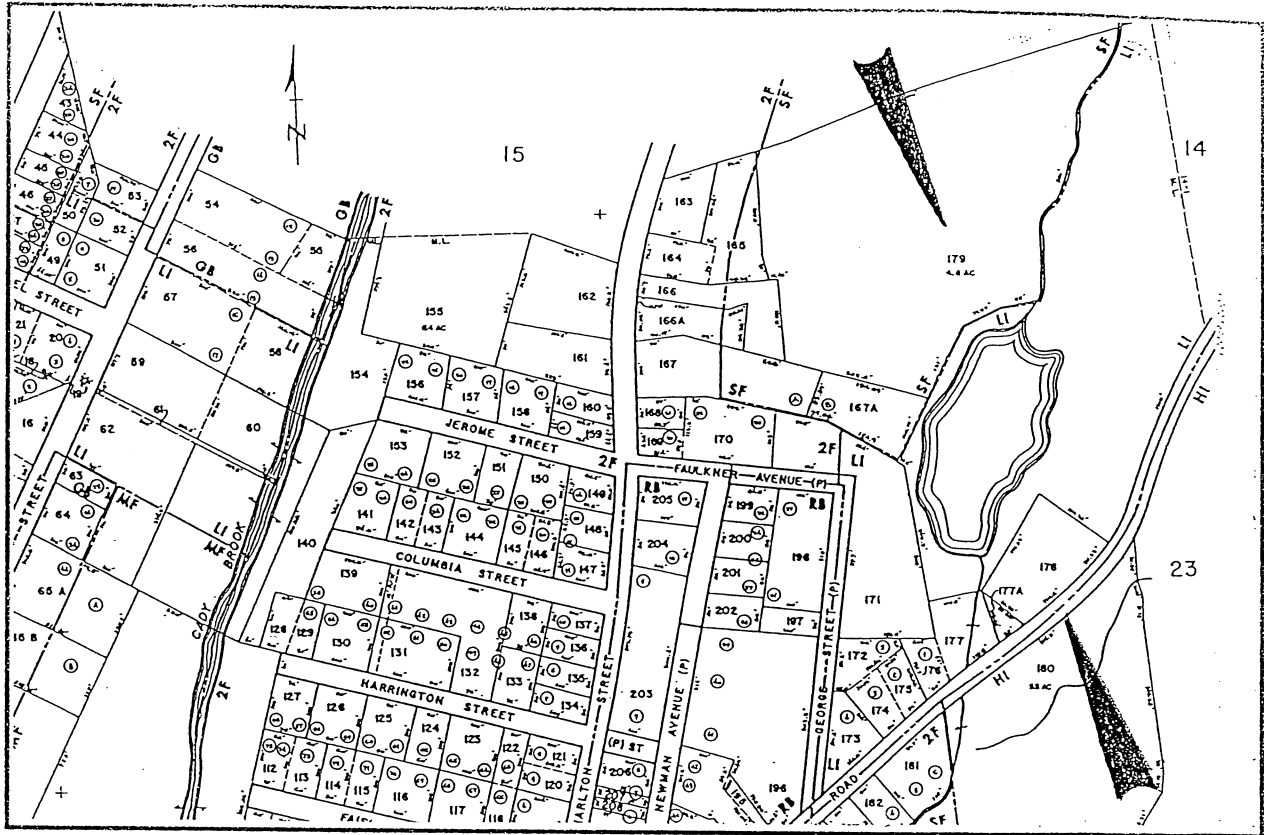
Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Eastford Road
Owner: Hyde Manufacturing Co., Inc.
Assessed Valuation: \$38,900
Land Area: 3.3 acres
Zoning: Light Industrial (LI)
Assessor Map Ref.: 54-185
State Use Code: 440

Site Data:
Description: Vacant lot with site close to Downtown.
Access: Local street network connecting to Rte. 198 north and south, can be connected to abutting manufacturing lots.
Utilities:
Water: yes
Sewer: yes
Gas: yes
Electricity: yes
Storm Drainage: yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Guelphwood Road
 Owner: Guelphwood Road Realty Trust
 Assessed Valuation: \$35,400
 Land Area: 5.39 acres
 Zoning: Heavy Industrial (HI)
 Assessor Map Ref.: 22-178 and 179
 State Use Code: 340

Site Data:

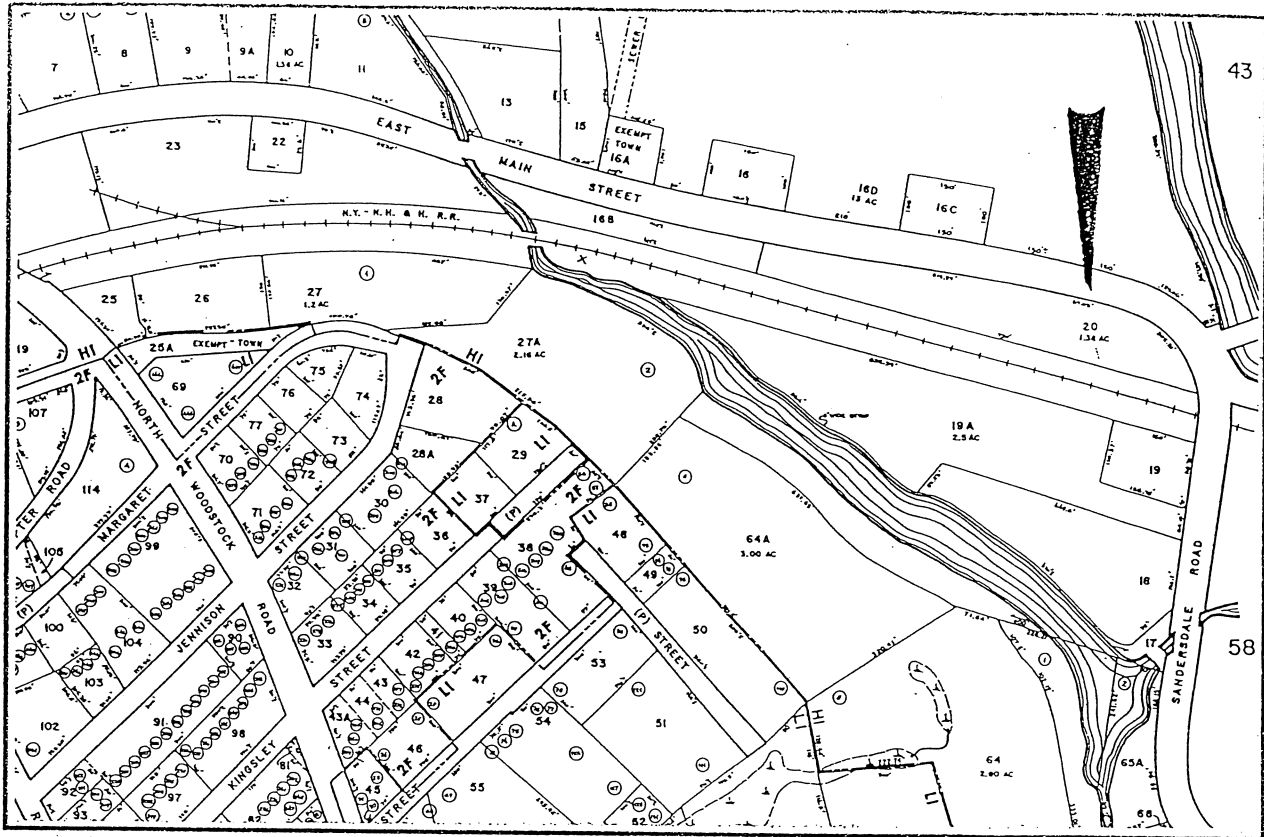
Description: Vacant sloping woodlands site, site wetlands, portion of lot zoned residential.
 Will need extension from Newman Avenue.

Access: Local street network.

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: East Main Street
Owner: Fileno Realty Trust
Assessed Valuation: \$39,100
Land Area: 1.38 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 44-20
State Use Code: 341

Site Data:

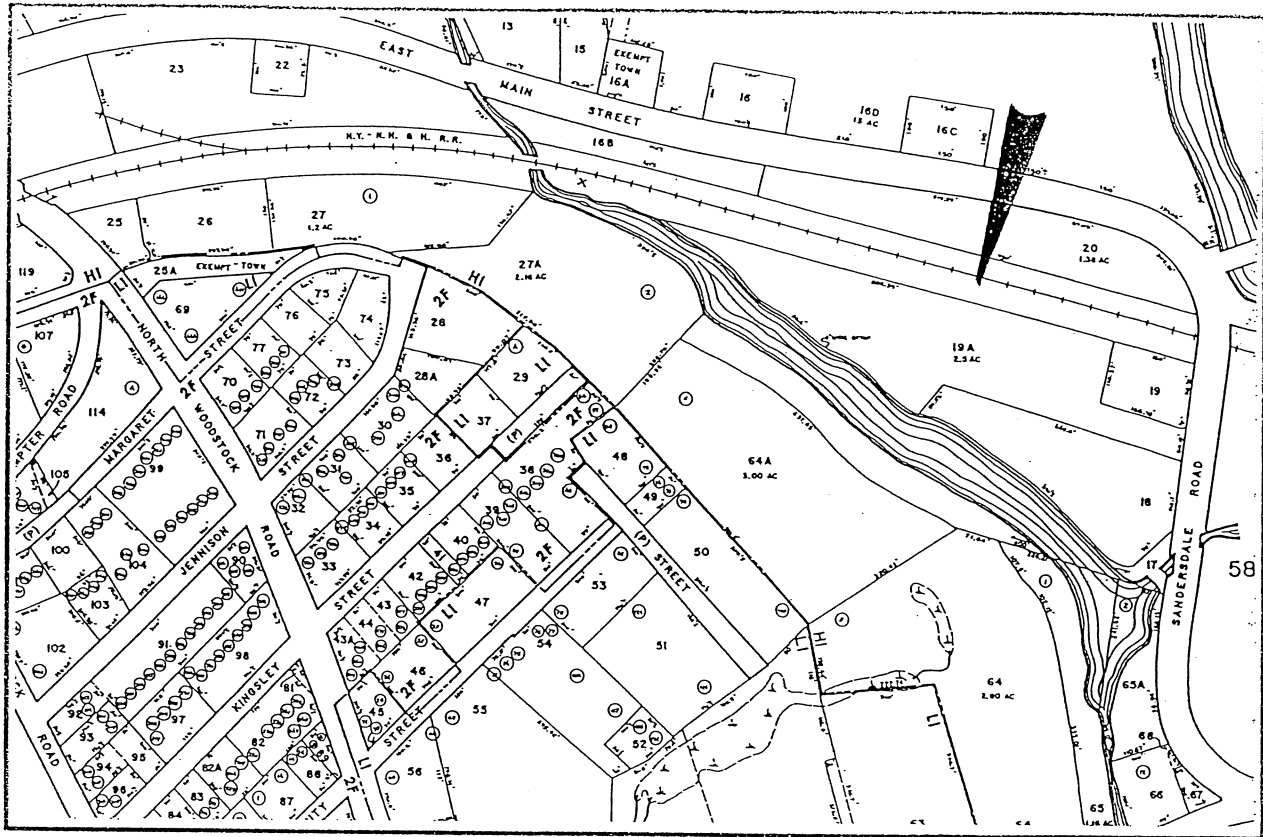
Description: Vacant level at intersection of East Main / Sandersdale / Dudley Hill Road.
Abutting rail line. Long narrow shaped lot.

Access: Rte. 131 east and west.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Sandersdale Road
Owner: Fileno Realty Trust
Assessed Valuation: \$40,000
Land Area: 2.5 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 44-19A
State Use Code: 391

Site Data:

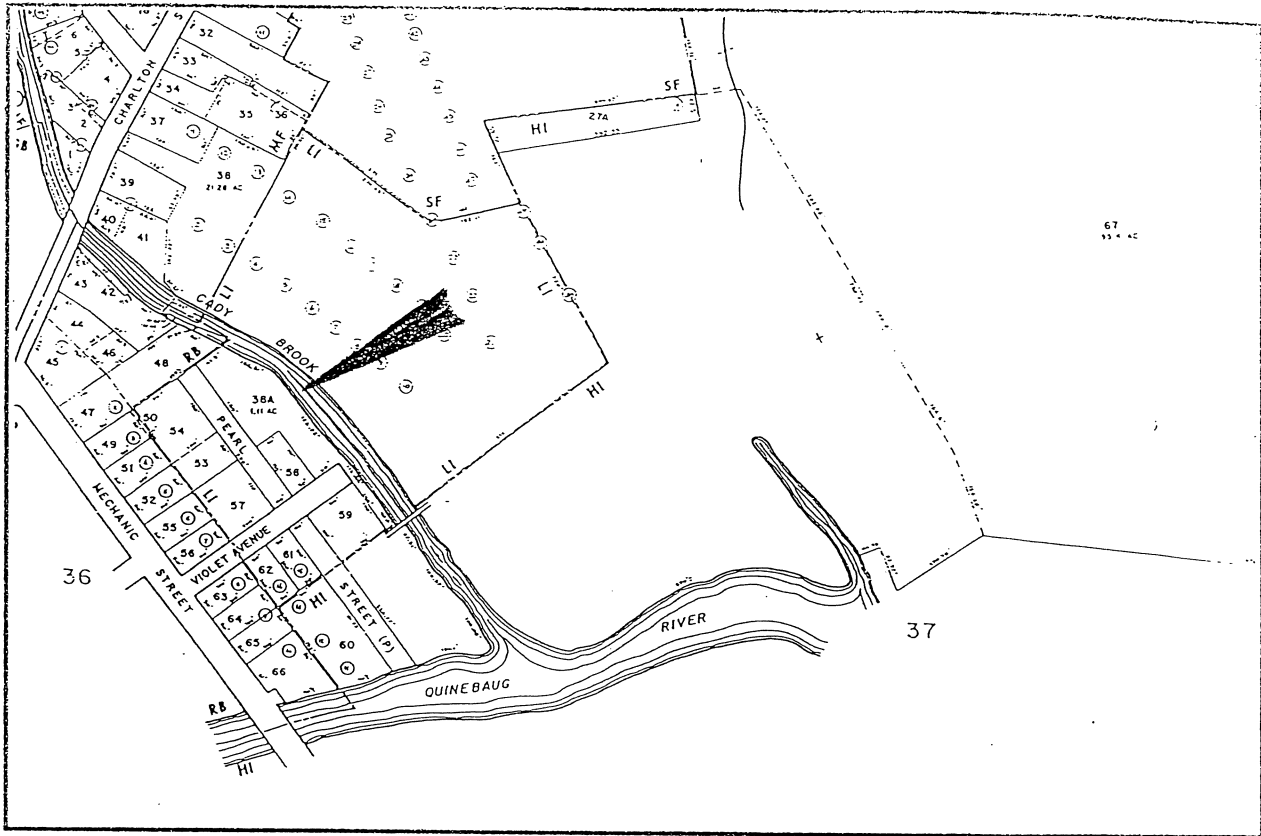
Description: Vacant and abutting railroad, Lebanon Brook. Frontage/access on Sandersdale Road.

Access: Rte. 131 east and west.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Pearl Street
Owner: Alex Kamizirides
Assessed Valuation: \$25,300
Land Area: 1.11 acres
Zoning: Light Industrial (LI)
Assessor Map Ref.: 29-38A
State Use Code: 340

Site Data:

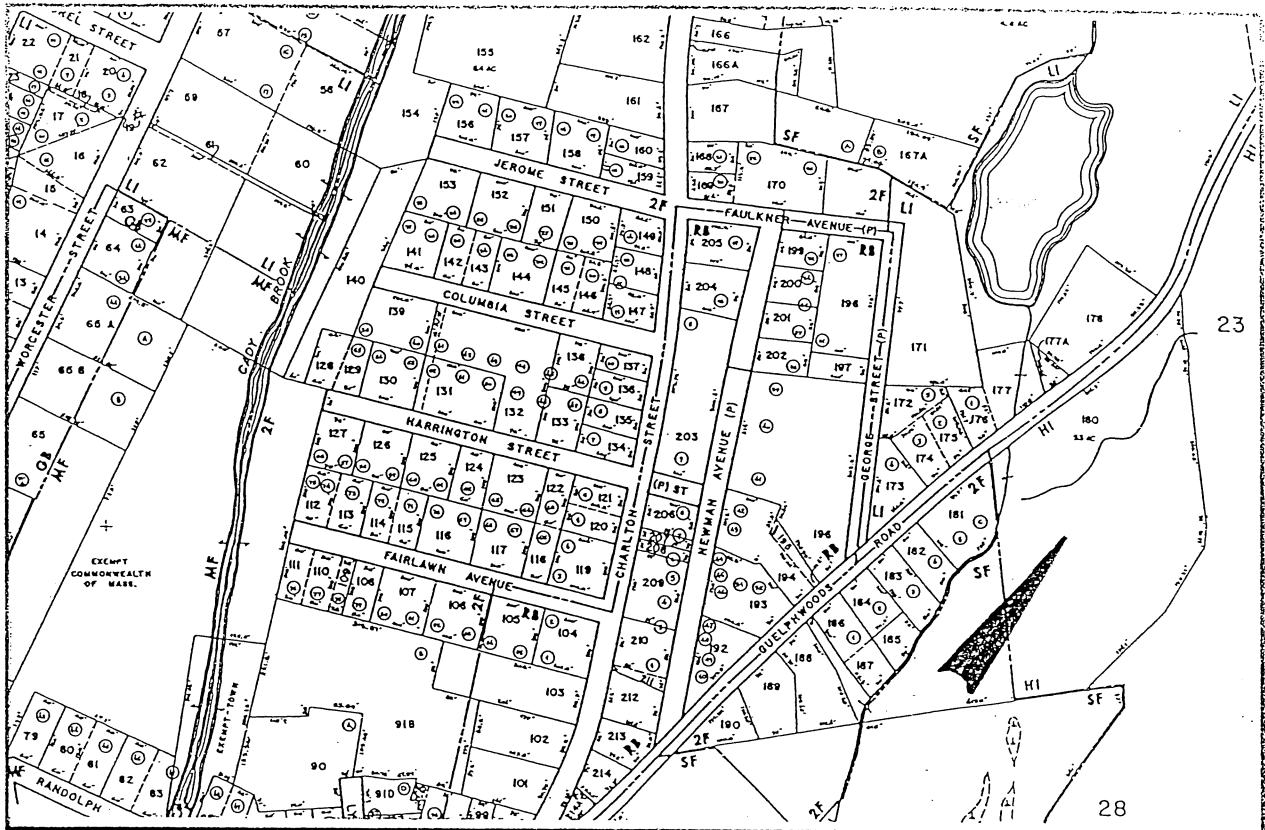
Description: Isolated, vacant site abutting Cady Brook. Connects to Violette Avenue, Mechanic Street. Abuts HI site/AO site.

Access: Local street network.

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Guelphwood Road
Owner: Robert J. Cotton
Assessed Valuation: \$45,200
Land Area: 5.4 acres
Zoning: Heavy Industrial (HI)
Assessor Map Ref.: 22-180
State Use Code: 340

Site Data:

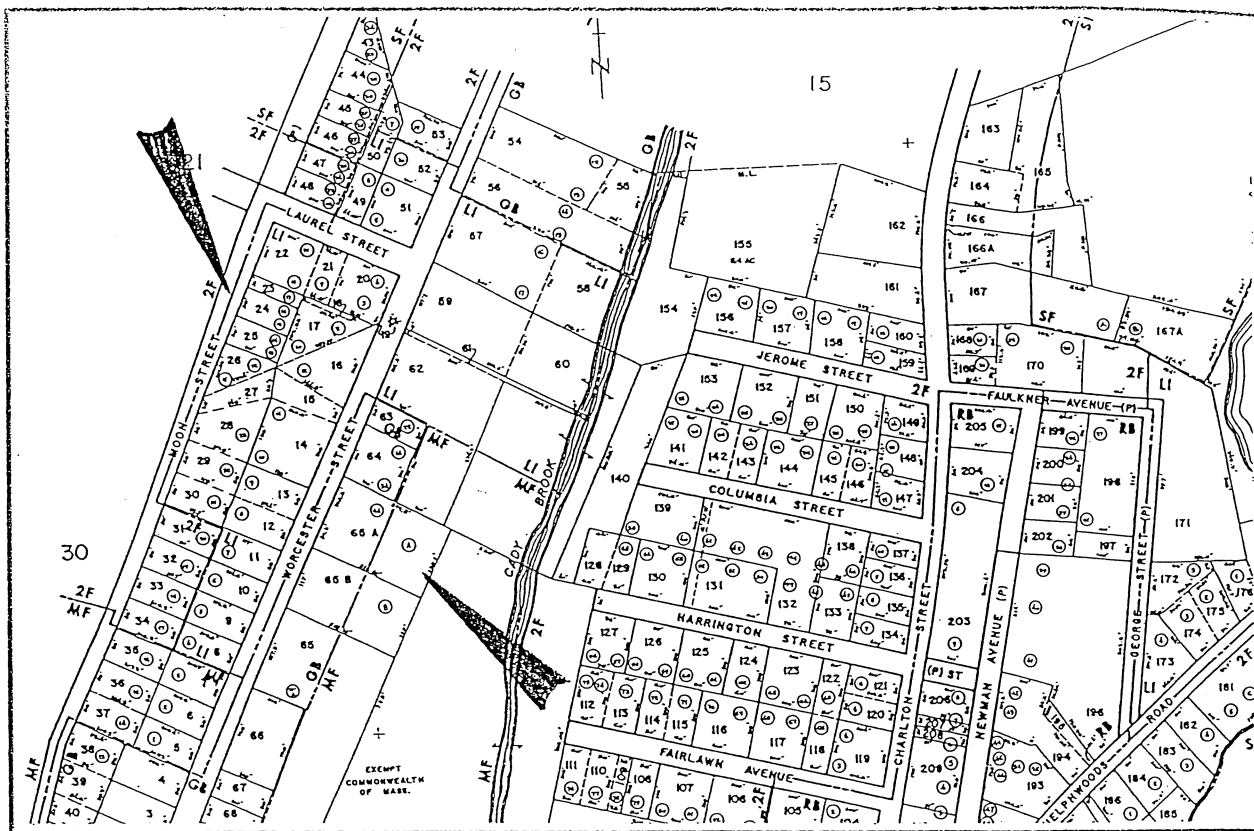
Description: Vacant sloping woodlands site, site wetlands. Abuts Gore industrial site owned by Southbridge Sheet Metal.

Access: Local street network.

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Moon Street / Worcester Street (4 parcels)
 Owner: United Lens Co., Inc.
 Assessed Valuation: \$67,600
 Land Area: 42,180 Sq. ft.
 Zoning: Light Industrial (LI) and General Business (GB)
 Assessor Map Ref.: 22-23, 24, 25 and 65A
 State Use Code: 440

Site Data:

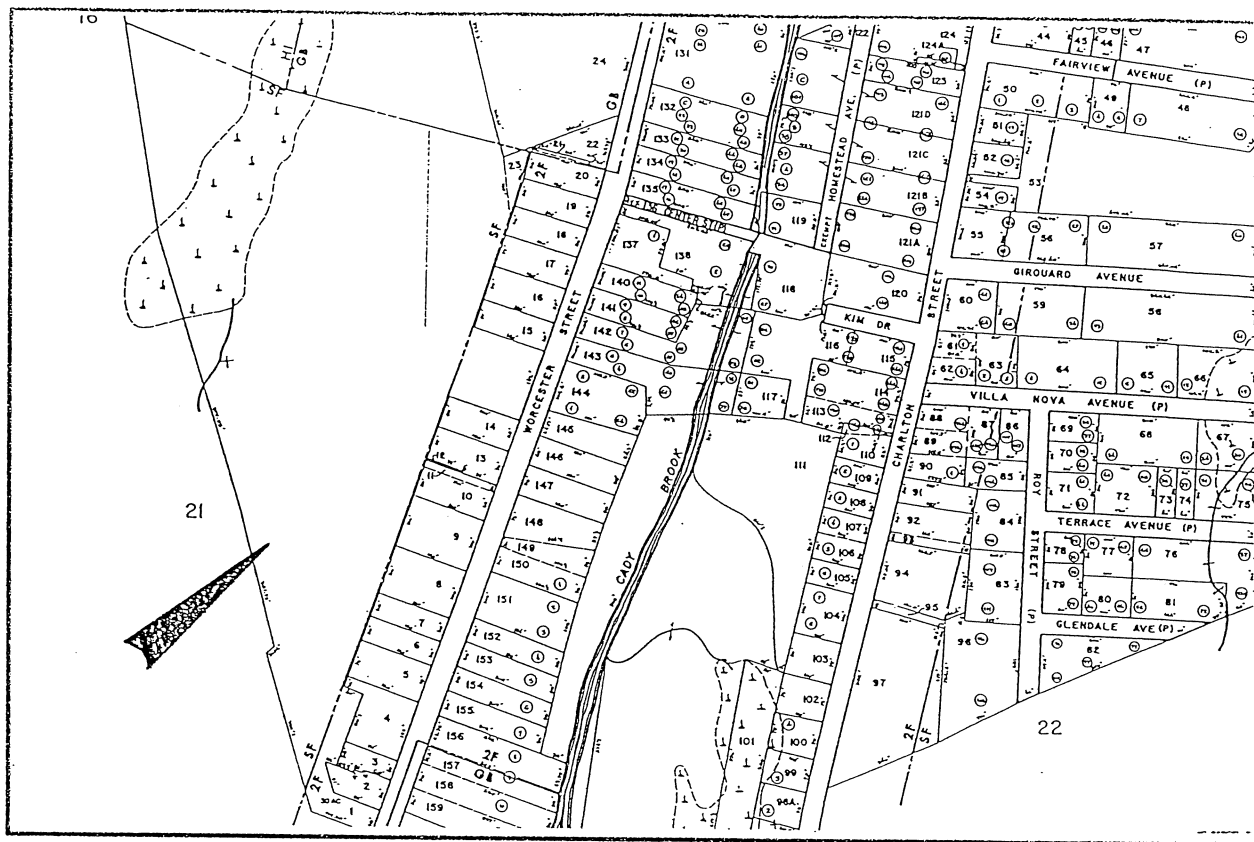
Description: Vacant and sloping soils on Moon Street. Abutting residential structures and lots controlled by owner for use as accessing property.

Access: Route 169 to points north and south

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Worcster Street
 Owner: United Lens Co., Inc.
 Assessed Valuation: \$64,900
 Land Area: 31.8 acres
 Zoning: Single Family (SF) and Two-Family (2F)
 Assessor Map Ref.: 15-1
 State Use Code: 130

Site Data:

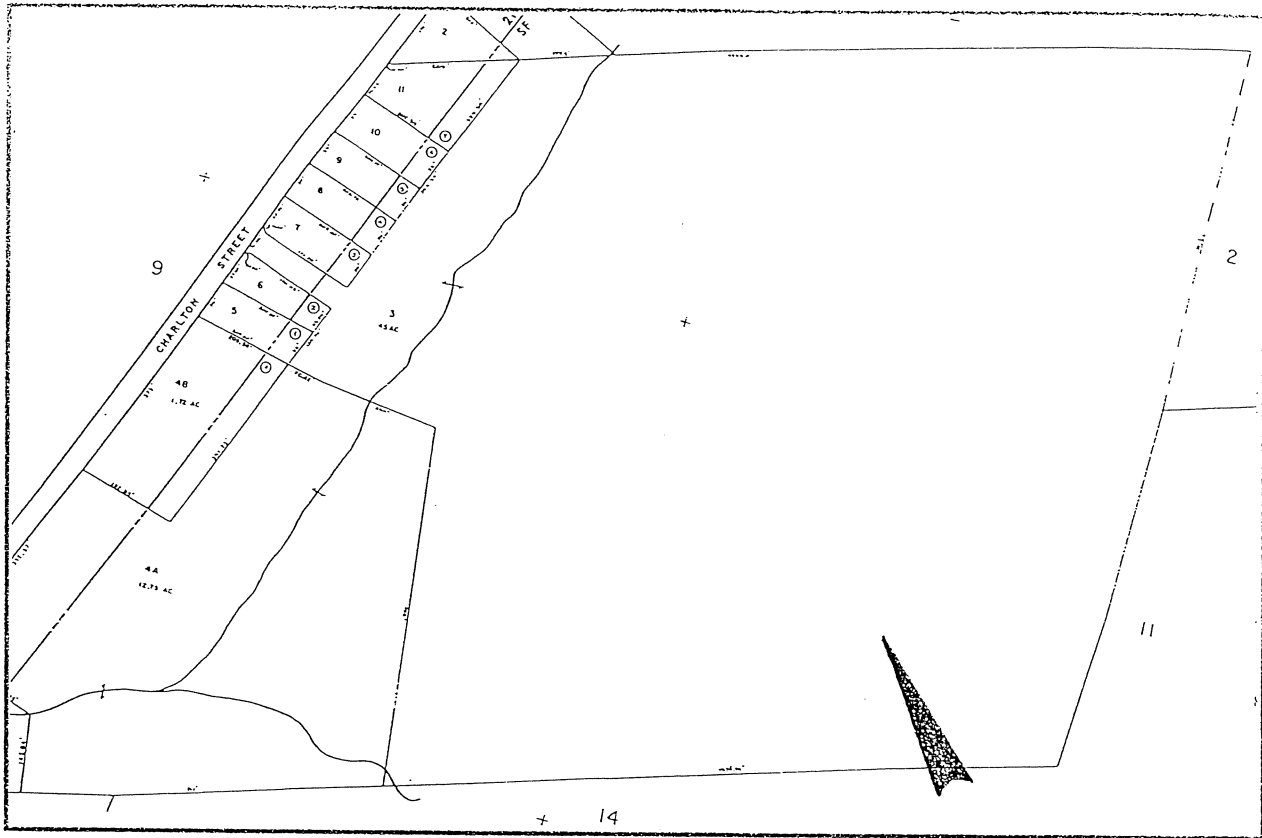
Description: Vacant sloping lot abutting existing manufacturing use and residential structures.
 Site wetlands. Frontage on Worcster Street at two locations.

Access: Rte. 169 north and south.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Charlton Street
 Owner: Lee Lyman
 Assessed Valuation: \$74,800
 Land Area: 45 acres
 Zoning: Single Family (SF) and Two-Family (2F)
 Assessor Map Ref.: 10-3
 State Use Code: 130

Site Data:

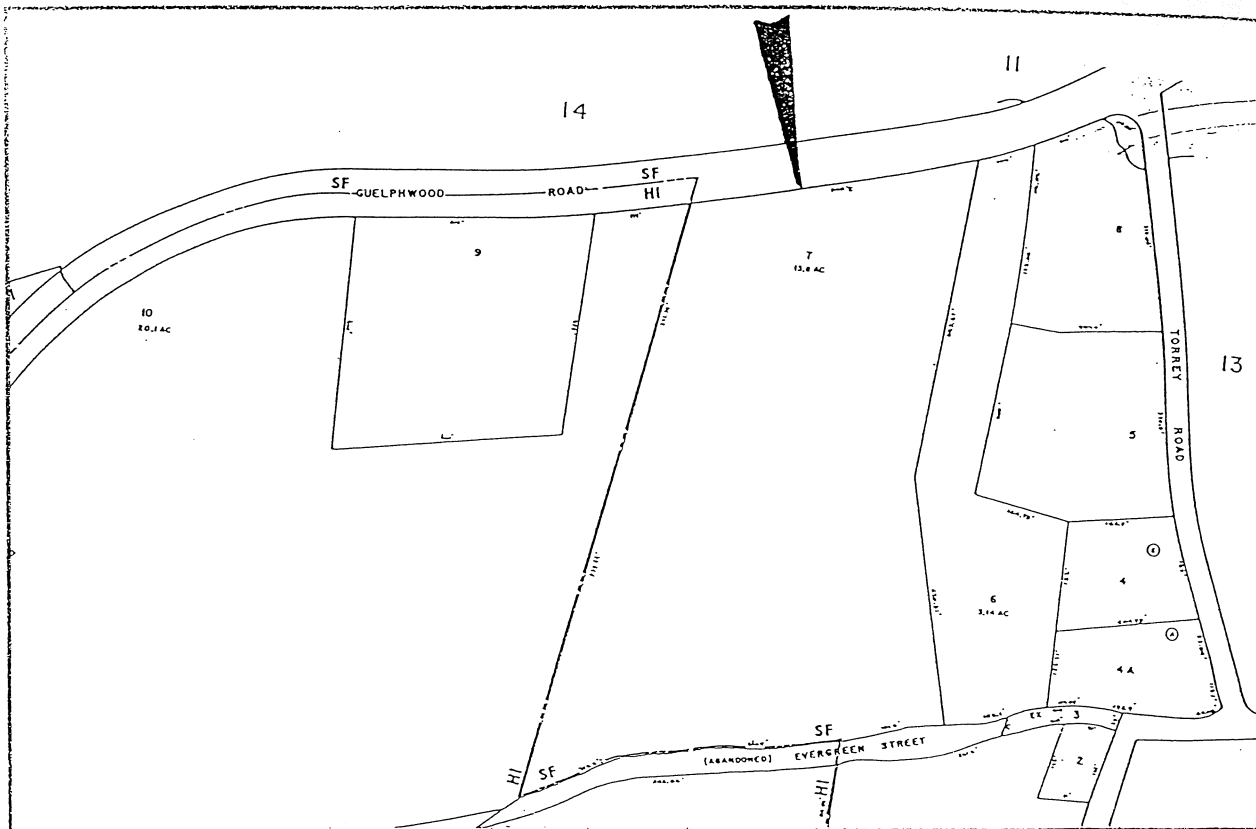
Description: Vacant rural site, site wetlands, potential for retirement community, multi-family housing (campus setting). Abutting single family homes.

Access: Local street network.

Utilities:

Water:	yes
Sewer:	yes
Gas:	yes
Electricity:	yes
Storm Drainage:	yes

Southbridge Economic Development Plan
Vacant Industrial Land
Data Sheet



Property Address: Guelphwood Road
Owner: Adrian Gauvin
Assessed Valuation: \$41,500
Land Area: 13.8 acres
Zoning: Single Family (SF)
Assessor Map Ref.: 23-7
State Use Code: 130

Site Data:

Description: Vacant steep sloping lot in woodlands, could be connected to abutting (industrial/commercial) lots to create large development site. Requires utility extensions from Newman Avenue.

Access: Local street network.

Utilities:

Water:	no
Sewer:	no
Gas:	no
Electricity:	no
Storm Drainage:	no

Appendix VII

Southbridge Economic Development Plan

Case Development Analysis

- 1. Southbridge Police Station***
- 2. Hamilton Mill Property***

CASE DEVELOPMENT ANALYSIS

In judging potential development opportunities, the Southbridge Economic Development Plan studied three different prospective developments of specific properties. In doing so, properties were selected because of proper zoning, optimal size, existing infrastructure and/or the importance of the properties to the Town of Southbridge. In two of the cases, redevelopment of the properties is linked with defined goals of the economic development plan. One study focused on an important municipal building which will become vacant in the future and a reuse needs to be identified. Another deals with a former industrial complex which was devastated by fire ten years ago and should be redeveloped for more productive use. A third addresses one of the various vacant parcels of the land which is zoned industrial and which has a cluster of industrial activity in its vicinity. More specifically, the development studies are as follows:

1. The Adaptive Reuse of the Police Station

The current Police Station will be vacated within the next two years when the Southbridge Police Department moves to new quarters on Mechanic Street. The current building is one of the Town's oldest buildings, having served as a school and a court house in prior lives. Located downtown, the building's reuse has been identified by the Town to be part of downtown Southbridge's revitalization efforts. The building requires substantial structural and operational improvements for its adaptive reuse. The case study recommends alternatives and suggests ways in which the Town can enhance its redevelopment.

2. The Redevelopment of the Hamilton Mill Property

The Industrial complex at the Hamilton Mill property in the Globe Village portion of Southbridge burned to the ground during the 1980s. A few minor buildings remain and the property is owned by three parties. The Town has had a long standing goal to have this property redeveloped. One of the economic development plan goals for the Town is to improve the gateway entrance to Southbridge via Route 131. Redevelopment of the Hamilton Mill property should occur with this goal in mind. This case study suggests a mixed, commercial reuse of the property, with enhancements to the banks of the Quinebaug River for public enjoyment. A schematic development plan is identified, with costs, and a plan of Town action is outlined.

3. New Industrial Development

A site was identified in an industrial zone on Elm Street in the southern portion of the Town. The Town is working toward a new industrial park in the northern section of the Town near the airport; therefore, it was determined to study a site in another part of the Town where other locational factors may impact development. The site is adjacent to two other manufacturers - Hyde Manufacturing and the J.I. Morris Company. The site is currently owned by J.I. Morris, but it is not contiguous with the company's manufacturing operations. A schematic development plan is suggested and feasibility of the site's development is addressed.

CASE DEVELOPMENT ANALYSIS

Existing Police Station

History

The current Police Station for the Town of Southbridge will be replaced shortly with a new building to be built adjacent to the Town Common on Mechanic Street. The existing building is located in a rear lot on the northerly side of Main Street, with a rear portion fronting on Foster Street. According to records at the Town Assessor's office, the existing Police Station is one of the oldest - if not *the* oldest - buildings in the Town.

Shortly after incorporation of the Town in 1816, a committee was set up to build a school building. The current Police Station started its life as School District #1. It appears that the building was in operation in 1824, as an article for the Town Warrant that year included repairs for the school building. At some point in history, the building was converted to be a court house and, in fact, retains that identification in a granite block above the main entrance to the building. It functioned as a court house until a new court house was constructed in Dudley a few decades ago.

Description

The building is constructed with a brick facade over what appears to be a wood frame. The wood frame has been augmented over the years with steel columns and concrete. A detailed structural analysis would be necessary to identify how the frame is configured at this time. It appears that a number of interior walls act as bearing walls and would be necessary to take into consideration in any adaptive reuse of the building. The building has three floors - first, second and basement - plus an attic. Each floor contains approximately 2500 sq.ft., for a total of 7547 sq.ft., not including attic. A single stairway serves access to the second story and the basement. Both the main floor and the basement floor have at grade access from the front and Foster Street, respectively.

The Police Department reports that the building needs significant improvements. In addition to no longer effectively functioning for police activities, basic structural improvements are necessary. For example, the roof has a significant leaking problem. Rain water leaks from the roof into the attic and, then, into the second floor.

Access to the site is, principally, from Main Street via a driveway near the corner of Main and Foster Streets. The driveway appears insufficient to provide for convenient passage of two vehicles moving in opposite directions. The driveway widens to a double-loaded parking area which serves approximately 12 to 13 vehicles. Secondary access is directly on Foster Street from two overhead doors entering the basement. In addition to two parking/service bays, the basement has been developed as a work-out/health & fitness area for the police officers and locker room. The main floor is used for general operations of the Police Department. The second floor contains offices for senior officers and special operations activities. Lockups are found on the first and second floors.