

Metro South Chamber of Commerce/REDO (Regional Economic Development Organization) Priority Development Site Study



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**UNIVERSITY OF MASSACHUSETTS DARTMOUTH
CHARLTON COLLEGE OF BUSINESS
CENTER FOR MARKETING RESEARCH**

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KEY HIGHLIGHTS

- 14 communities in the Metro South region completed surveys on priority sites.
- Respondent city/towns range from 7k-96k in population.
- The titles of those who responded include town manager, town administrator and planning board chairs.
- The majority of priority sites identified are privately owned (9)
- The majority of priority sites identified are NOT brownfields. (at least 8)
- 12 cities and towns have plans that can be accessed electronically.

RESEARCH OBJECTIVES

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To investigate the number of priority sites in the communities of Metro South Chamber of Commerce

This research aims to provide the following insights:

- To determine the locations of priority sites
- To determine the restrictions and challenges that priority sites might have to develop them
- To determine if priority sites are documented in Metro South communities' master plans
- To determine the number of priority sites that are ready for development

METHODOLOGY

METHODOLOGY

RESEARCH DESIGN	Survey
RESEARCH METHOD	Phone calls
SAMPLING DESIGN	Probability
SAMPLING METHOD	Systematic Random Sampling
SAMPLE POPULATION	Town managers/planners of 20 cities/towns in Metro South community
DATA COLLECTION PERIOD	February – March 2020

SURVEY INSTRUMENT

Metro South Chamber of Commerce/REDO (Regional Economic Development Organization) Priority Development Site Study

*Conducted by the University of Massachusetts Dartmouth Charlton College of Business
Center for Marketing Research*

Priority Development Sites are locations that are appropriate for commercial, office, retail and/or residential growth. They may involve new construction, redevelopment, or adaptive reuse of existing buildings.

City/Town: _____

City/Town Population: _____

1. We have _____ (name) as the _____ (title). Can we confirm your contact info?

Name: _____

Phone Number: _____

Email: _____

(If name, title, & subsequent information remain the same, fill in from call list)

2. How many priority sites have you identified in your city/town?

1___ 2___ 3___ 4___ 5___ 6___ 7___ 8___ 9___ 10___

3. In general, what part of town are they in? (downtown district, industrial, historical district)

(Please look at the city/town website before asking them)

4. How can we best get a copy of your most recent plan?

We do not have a master plan__ We cannot share our master plan__ Other_____

5. Please provide the following information on the top 3 or 4 priority sites in your city/town:

	Location	Name	Size of Building(s) (Sq. footage) (if any)	Size of lot (Acreage)	Public or Privately Owned	Current Zoning
Site 1					Public____ Private____	
Site 2						
Site 3						

5. Please provide the following information on the top 3 or 4 priority sites in your city/town: (continued)

	Valuation	Owner	Is this site a brownfield?	Does this site have a 21e on file?	Have any studies been completed on this site?	Known Limitations i.e. Challenges/ Barriers for development
Site 1			Yes____ No____ Not Sure____	Yes____ No____ Not Sure____	Yes____ No____ Not Sure____ If yes, how can we get a copy?	
Site 2						
Site 3						

Notes: _____

FINDINGS

Avon

Population: 12,667 (2011)

Contact Information:

Name: Gregory Enos

Title: N/A

Phone Number: 508-588-0414 (1020)

Email: genos-@avon-ma.gov

Number of priority sites: 3

In general, what part of town are they in? (downtown district, industrial, historical district)

Stockwell drives

How can we best get a copy of your most recent master plan?

Must directly contact town office

**Avon:
(Site 1)**

Location: Corner of Harris Pond

Name: N/A

Size of Building(s): Unknown

Size of lot (Acreage): Unknown

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: Unknown

Owner: T.L. Terry Edwards

Is this site a brownfield?: No

Does this site have a 21e on file?: Not sure

Have any studies been completed on this site?: No

Known Limitations: N/A

**Avon:
(Site 2)**

Location: 710 Stockwell Drive

Name: Old Staples Building

Size of Building(s): No Response

Size of lot (Acreage): Unknown

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: No Response

Owner: FX Machina

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

**Avon:
(Site 3)**

Location: 139 East Main Street

Name: Tri Town Landscape

Size of Building(s): Small Buildings, sheds

Size of lot (Acreage): Multiple site

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: No Response

Owner: Tri Town Landscape

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: Storage for Mulch/Stone

Bridgewater

Population: 27,478

Contact Information:

Name: Elijah Romulus

Title: No Response

Phone Number: 508-647-0950

Email: Eromulus@bridgewaterma.org

Number of priority sites: 2

In general, what part of town are they in? (downtown district, industrial, historical district)

Industrial Elm St.

How can we best get a copy of your most recent master plan?

Unknown

Bridgewater: (Site 1)

Location: 500 Elm St.

Name: N/A

Size of Building(s): No current buildings (proposed 2.5 acres)

Size of lot (Acreage): 28 acres

Public or Privately Owned: Private

Current Zoning: Industrial E

Valuation: Map-4 Lot-8

Owner: V.S. Haseotes and sons

Is this site a brownfield?: No

Does this site have a 21e on file?: Not Sure

Have any studies been completed on this site?: No

Known Limitations: N/A

Bridgewater (Site 2)

Location: 725 Elm St.

Name: No Response

Size of Building(s): 350,000 Sq. Ft. Warehouse

Size of lot (Acreage): 59 Acres

Public or Privately Owned: Private

Current Zoning: Industrial E

Valuation: Map-30 Lots 1-4

Owner: Desperato Development

Is this site a brownfield?: No

Does this site have a 21e on file?: Not sure

Have any studies been completed on this site?: N/A

Known Limitations: N/A

Notes for: Bridgewater

When I spoke with Elijah Romulus, he said that there were three sites identified, but only had the information for two of them. That is why there are only two sites detailed while it says that three sites have been identified.

Brockton

Population: 95,672

Contact Information:

Name: Rob May

Title: N/A

Phone Number: 508-580-7113

Email: rmay@cobma.us

Number of priority sites: 1

In general, what part of town are they in? (downtown district, industrial, historical district)

City-Wide

How can we best get a copy of your most recent master plan?

On town website: www.Brockton.ma.us

Brockton (Site 1)

Location: Downtown

Name: Downtown Urban Revitalization Area

Size of Building(s): Various Sites

Size of lot (Acreage): N/A

Public or Privately Owned: Private & Public

Current Zoning: -2, -3 smart Growth overlay district

Valuation: Various

Owner: Various

Is this site a brownfield?: Not Sure

Does this site have a 21e on file?: Not sure

Have any studies been completed on this site?: Yes

Known Limitations: Site Controlled Relocation

Brockton (Site 2)

Location: Downtown CSX

Name: Downtown tcou + brook redevelopment

Size of Building(s): Varies

Size of lot (Acreage): 66 Acres

Public or Privately Owned: Both

Current Zoning: R-3, 1-1

Valuation: Varies

Owner: Various

Is this site a brownfield?: Yes

Does this site have a 21e on file?: Yes

Have any studies been completed on this site?: Yes

Known Limitations: Site Controlled Relocation and Utility Buildout

Brockton (Site 3)

Location: Intersection of Route 24 & Route 27 corner of city

Name: Steward Good Samaritan Center

Size of Building(s): Varies

Size of lot (Acreage): 45+ Acres

Public or Privately Owned: Private

Current Zoning: C-5, C-2, R-3

Valuation: Varies

Owner: Varies

Is this site a brownfield?: Not Sure

Does this site have a 21e on file?: Not Sure

Have any studies been completed on this site?: No

Known Limitations: Lack of master plan, site controls, roads, and utility buildout

Notes for: Brockton

There is only one priority site identified for Brockton, however, I have three listed, because when I spoke to Rob May, he was considering the whole downtown area of the city as one site but then he later went into detail giving specific information on the sites that are on the previous slides.

Canton

Population: 21,561

Contact Information:

Name: Laura Smead

Title: N/A

Phone Number: 781-575-6575

Email: lsmead@town.canton.mas.us

Number of priority sites: 10

In general, what part of town are they in? (downtown district, industrial, historical district)

All Are Zones Limited Industrial

How can we best get a copy of your most recent master plan?

2020 master plan is being finalized, contact town or Laura for a copy

Canton (Site 1)

Location: 1 Orchard St.

Name: “The Block” former Reebok world headquarters

Size of Building(s): 360,000 sq. ft.

Size of lot (Acreage): 42 Acres

Public or Privately Owned: Private

Current Zoning: Limited industrial plan, economic opportunity overlay district

Valuation: Total Land/ Building \$74,500,000

Owner: Spear St. Capitol

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: No response

Canton (Site 2)

Location: 465 Turnpike St.

Name: (YRU) Properties, LLC

Size of Building(s): 55,070 Net Area

Size of lot (Acreage): Unknown

Public or Privately Owned: Private

Current Zoning: Limited Industrial

Valuation: \$2,504,800

Owner: Cyrus Properties, LLC

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Canton (Site 3)

Location: 500 Turnpike St.

Name: Titanium Group, LLC

Size of Building(s): 49,650 Net Area

Size of lot (Acreage): 9 Acres

Public or Privately Owned: Private

Current Zoning: Limited Industrial

Valuation: \$2,583,100

Owner: Titanium Group LLC

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Dighton

Population: 8,200

Contact Information:

Name: Mallory Aronstein

Title: Town Administrator

Phone Number: 508-669-6431 Ext: 1

Email: maronstein@Dighton-ma.gov

Number of priority sites: 3

In general, what part of town are they in?

Commercial, in what could eventually become a “commercial downtown district” but it would be quite small compared to other towns; large Superfund site that is in commercial area but abuts numerous residential properties.

How can we best get a copy of your most recent master plan?

<http://cms3.revize.com/revize/dighton/Master%20Plan.pdf>

We are also currently working on an Open Space Plan; a Municipal Vulnerability Preparedness Plan with Hazard Mitigation Planning wrapped in, and a Culvert Management Plan. All of these will coincide together as supplemental planning documents with the Master Plan.

Dighton: (Site 1)

Location: 620 Spring Street

Name: “Mill”

Size of Building(s): 552,500 Sq. Ft.

Size of lot (Acreage): 40.52 Acres

Public or Privately Owned: Private

Current Zoning: Industrial

Valuation: N/A

Owner: Being Sold at Auction

Is this site a brownfield?: No

Does this site have a 21e on file?: Yes

Have any studies been completed on this site?: Not Sure

Known Limitations: Three Mile River is adjacent, so some wetlands protections; AUL on property; no-dig site to the northwest.

Dighton: (Site 2)

Location: Elm Street

Name: Astra Zeneca

Size of Building(s): N/A

Size of lot (Acreage): Very Large

Public or Privately Owned: Private

Current Zoning: Industrial/Commercial

Valuation: N/A

Owner: Astra Zeneca

Is this site a brownfield?: Yes and Superfund site—No Digging

Does this site have a 21e on file?: Yes

Have any studies been completed on this site?: Yes

Known Limitations: Many – old dump site; capped landfill in floodplain of Taunton River and spillway of dam in case of breach.

Dighton: (Site 3)

Location: Route 138 “Business Corridor” – Between Center Street and Main Street

Name: Various properties that could be built up to a more vibrant commercial area

Size of Building(s): Very Large (Multiple Parcels)

Size of lot (Acreage): N/A

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: N/A

Owner: Various Owners

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: Not Sure

Known Limitations: Various owners; need for sewer to built up properties; various mom and pops that have foreclosed; need large investor.

Halifax

Population: 7,800

Contact Information:

Name: Charlie Seelig

Title: Town Administrator

Phone Number: 781-294-1316

Email: cseelig@town.Halifax.ma.us

Number of priority sites: 3

In general, what part of town are they in? (downtown district, industrial, historical district)

Two are near the center of Halifax (routes 10t and 58), the other on the outskirts by the rail station

How can we best get a copy of your most recent master plan?

<http://www.halifax.ma.org>

Halifax: (Site 1)

Location: 277 Plymouth Street

Name: Old BR's Restaurant

Size of Building(s): 12,551 Sq. Ft.

Size of lot (Acreage): 78,000 Sq. Ft.

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: \$1,076,000

Owner: Cumberland Farms

Is this site a brownfield?: Not Sure

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Halifax: (Site 2)

Location: Garden Road

Name: Garden Road/Rail Station

Size of Building(s): N/A

Size of lot (Acreage): 50.89 Acres

Public or Privately Owned: Private

Current Zoning: Industrial

Valuation: \$741,300

Owner: Halifax Garden Company

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Halifax: (Site 3)

Location: 265 Monponsett Street

Name: Halifax Trails

Size of Building(s): N/A

Size of lot (Acreage): 25,848 Acres

Public or Privately Owned: Private

Current Zoning: Agricultural/Recreational

Valuation: \$1,539,600

Owner: Ricochet Enterprise

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Hanover

Population: 11,485

Contact Information:

Was not able to get in touch with town planner. Gathered information from town website:

<https://www.hanover-ma.gov/hanover-crossing>

Number of priority sites: 1

In general, what part of town are they in? (downtown district, industrial, historical district)

Shopping District

How can we best get a copy of your most recent master plan?

<https://www.hanover-ma.gov/hanover-300-master-plan-committee/slides/hanover-300-master-plan>

Hanover: (Site 1)

Location: 1775 Washington Street

Name: Hanover Crossing

Size of Building(s): 732,101 Sq. Ft. of Retail Space

Size of lot (Acreage): 8 Acres

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: \$39.5 Million

Owner: Prep Property Group

Is this site a brownfield?: Not Sure

Does this site have a 21e on file?: Not Sure

Have any studies been completed on this site?: Yes

Known Limitations: Undergoing Development for New Mall

Hanson

Population: 10,200

Contact Information:

Name: Deborah Pettey

Title: Planner

Phone Number: 781-293-9035

Email: hansonplanner@hanson-MA.gov

Number of priority sites: 1 (front and rear)

In general, what part of town are they in? (downtown district, industrial, historical district)

Quasi Downtown near MBTA

How can we best get a copy of your most recent master plan?

<https://www.hanson-ma.gov/>

Hanson: (Site 1)

Location: 1011-1057 Main Street

Name: Ocean Spray Site

Size of Building(s): 60,000 Sq Feet Basement x 3 Stories

Size of lot (Acreage): 2.05 acres

Public or Privately Owned: Private

Current Zoning: Flex Overlay District

Valuation: \$770,000

Owner: J&M Realty Trust

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: Not Sure

Known Limitations: Zone II Aquifer and Wetland Issues

Hanson: (Site 2)

Location: 1101 Main Street

Name: Ocean Spray Site Rear

Size of Building(s): Vacant Freezer Building 18,165 Sq Feet, and Vacant Truck Garage 1806 Sq Feet

Size of lot (Acreage): 5.29 Acres

Public or Privately Owned: Private

Current Zoning: Flex Overlay District

Valuation: \$450,000

Owner: J&M Realty Trust

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: Not Sure

Known Limitations: Zone II Aquifer, Wetlands, and Protection Area

Norwell

Population: 11,140

Contact Information:

Name: Ken Kirkland

Title: Town Planner

Phone Number: 781-659-8021

Email: Kkirkland@townofnorwell.net

Number of priority sites: 1

In general, what part of town are they in? (downtown district, industrial, historical district)

Main commercial corridor

How can we best get a copy of your most recent master plan?

https://www.townofnorwell.net/sites/norwellma/files/uploads/master_plan.pdf

Norwell: (Site 1)

Location: 505 – 507 Washington Street

Name:

Size of Building(s): 505 – 464 sq. ft. 507 – 2,946 sq. ft.

Size of lot (Acreage): 2.20 Acres

Public or Privately Owned: public

Current Zoning: Business B-8

Valuation: \$368,700

Owner: R & H Cleaners, c/o Richard Pliskin OR Town of Norwell

Is this site a brownfield?: N/A

Does this site have a 21e on file?: yes

Have any studies been completed on this site?: N/A

Known Limitations: Former dry cleaning establishment, caused 21E designation on downgradient property @ 515 Washington St.

Randolph

Population: 35,000

Contact Information:

Name: Michelle Tyler

Title: Town Planner

Phone Number: 781-961-0936

Email: mtyler@Randolph-ma.gov

Number of priority sites: 3

In general, what part of town are they in? (downtown district, industrial, historical district)

The Priority sites are located all over town.

How can we best get a copy of your most recent master plan?

The most recent plan can be found online at Randolph-ma.gov

Randolph: (Site 1)

Location: Old Street

Name: Devine School

Size of Building(s): Vacant School Building

Size of lot (Acreage): 8.3 Acres

Public or Privately Owned: Public

Current Zoning: Residential

Valuation: \$6.5 Million

Owner: Town

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: Access via one way street

Randolph: (Site 2)

Location: Fenecourt Ave

Name: McNeil School

Size of Building(s): 13,700 Sq. Ft.

Size of lot (Acreage): 7.36 Acres

Public or Privately Owned: Public

Current Zoning: Residential

Valuation: N/A

Owner: Town

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: Wetland Flagging

Known Limitations: Wetlands

Randolph: (Site 3)

Location: High St. at Scanlon Dr.

Name: Vacant

Size of Building(s): N/A

Size of lot (Acreage): 5.5 Acres

Public or Privately Owned: Private

Current Zoning: Commercial

Valuation: N/A

Owner: Paul Hart

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: N/A

Sharon

Population: 17,612

Contact Information:

Name: Frederic Turkington

Title: Town Administrator

Phone Number: 7817841500 (1160)

Email: fturkington@townofsharon.org

Number of priority sites: 1

In general, what part of town are they in? (downtown district, industrial, historical district)

Retail & Residential Area

How can we best get a copy of your most recent master plan?

https://www.townofsharon.net/sites/sharonma/files/uploads/imagine_sharon_master_plan_all_sections_0.pdf

Sharon (Site 1)

Location: South Main Street

Name: Sharon Gallery

Size of Building(s): 2.5 mil. sq. ft

Size of lot (Acreage): Unknown

Public or Privately Owned: Private

Current Zoning: Hotel, retail, residential area

Valuation: Unknown

Owner: David Spiegel

Is this site a brownfield?: No

Does this site have a 21e on file?: Not Sure

Have any studies been completed on this site?: Not Sure

Known Limitations: Finding Tenants

Stoughton

Population: 28,528

Contact Information:

Name: Robin Muksian

Title: Town Manager

Phone Number: 6172338344

Email: rmuksian@Stoughton-ma.gov

Number of priority sites: 4

In general, what part of town are they in? (downtown district, industrial, historical district)

2 in Downtown & 2 in Industrial District

How can we best get a copy of your most recent master plan?

Request through email (rmuksian@Stoughton-ma.gov)

Stoughton (Site 1)

Location: Washington St.

Name: Theatre

Size of Building(s): 1 Block

Size of lot (Acreage): 3 Lots (Unspecific size)

Public or Privately Owned: Private

Current Zoning: Downtown Commercial

Valuation: 2.5 Million (3 lots combined)

Owner: Unknown

Is this site a brownfield?: No

Does this site have a 21e on file?: No

Have any studies been completed on this site?: Not Sure

Known Limitations: Financial

Stoughton (Site 2)

Location: Park Street (route 27)

Name: N/A

Size of Building(s): N/A

Size of lot (Acreage): Approximately 1.5 miles from Brockton Town line to Fano Drive

Public or Privately Owned: Both

Current Zoning: General Business/Neighborhood Business/Residential & Industrial

Valuation: N/A

Owner: Various

Is this site a brownfield?: No

Does this site have a 21e on file?: Unknown

Have any studies been completed on this site?: Yes

Known Limitations: Sewer infrastructure, soil conditioning, and wet land resources

Stoughton (Site 3)

Location: Washington Street

Name: Unknown

Size of Building(s): Unknown

Size of lot (Acreage): Approximately 1.1 miles from Easton Town line to Morton St.

Public or Privately Owned: Both

Current Zoning: General Business/Residential & Industrial

Valuation: Unknown

Owner: Various

Is this site a brownfield?: No

Does this site have a 21e on file?: Unknown

Have any studies been completed on this site?: Yes

Known Limitations: Sewer infrastructure, soil conditioning, and wet land resources

West Bridgewater

Population: 7,231

Contact Information:

Name: David Gagne

Title: Town Administrator

Phone Number: 5088941267

Email: dgagne@westbridgewater.com

Number of priority sites: 3

In general, what part of town are they in? (downtown district, industrial, historical district)

Business district

How can we best get a copy of your most recent master plan?

Contact Town Clerk Office (Last Updated in 2001)

West Bridgewater (Site 1)

Location: Lincoln Street

Name: Warehouse & distribution space

Size of Building(s): N/A

Size of lot (Acreage): 74 acres

Public or Privately Owned: Private

Current Zoning: Business district

Valuation: \$5 Million

Owner: Haseotas

Is this site a brownfield?: No

Does this site have a 21e on file?: N/A

Have any studies been completed on this site?: N/A

Known Limitations: Requires town meeting approval to secure funding, identifying & prioritizing how to fund, and NIMBY.

West Bridgewater (Site 2)

Location: Lincoln Street

Name: Athletic Complex

Size of Building(s): N/A

Size of lot (Acreage): 15.5 Acres

Public or Privately Owned: Private

Current Zoning: Residential

Valuation: \$1 million

Owner: Russo

Is this site a brownfield?: No

Does this site have a 21e on file?: N/A

Have any studies been completed on this site?: N/A

Known Limitations: Requires town meeting approval to secure funding, identifying & prioritizing how to fund, and NIMBY.

West Bridgewater (Site 3)

Location: Route 28 plaza

Name: Retail Facility

Size of Building(s): N/A

Size of lot (Acreage): 13 acres

Public or Privately Owned: Private

Current Zoning: Business

Valuation: \$3.5 million

Owner: Zhang

Is this site a brownfield?: No

Does this site have a 21e on file?: N/A

Have any studies been completed on this site?: N/A

Known Limitations: Requires town meeting approval to secure funding, identifying & prioritizing how to fund, and NIMBY

Whitman

Population: 15,022

Contact Information:

Name: Frank Lynam

Title: Town Administrator

Phone Number: 781-618-9701

Email: jfl@Whitman-ma.gov

Number of priority sites: 1

In general, what part of town are they in? (downtown district, industrial, historical district)

State Road

How can we best get a copy of your most recent master plan?

Contact Town Hall

Whitman: (Site 1)

Location: Bedford Street

Name: No name

Size of Building(s): 25,000 sq. ft.

Size of lot (Acreage): Unknown

Public or Privately Owned: Abandoned

Current Zoning: State Road

Valuation: \$1.4 million

Owner: No owner

Is this site a brownfield?: Yes

Does this site have a 21e on file?: No

Have any studies been completed on this site?: No

Known Limitations: Contaminated site and no owner