

FOR SALE



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Zoning and Permitting: Allowed Uses

The former Belchertown State School site's redevelopment is important to the Belchertown community. In December 2014, a new zoning district was established called the Business Neighborhood Center which is intended to result in a vibrant, diverse neighborhood. Lot dimensions may vary from those permitted in other districts and it encourages the use of development technologies in the areas of energy efficiency, storm water management, transportation and building design and construction.

A broad range of uses are allowed within the Business Neighborhood Center District including CCRC; office uses; cultural uses; conference facilities; academic, institutional, and civic uses; municipal uses; lodging services; and commercial uses including retail, food service, banks and personal service establishments. For more info, please refer to the Town of Belchertown Zoning Bylaws.

Residential rental and ownership projects are allowed, and the zoning provides the developer and operator with considerable flexibility as to the physical configuration of the housing and as to which services are offered. No detached single-unit dwelling is permitted outside of a Live-Work Community concept. Mixed-income developments are encouraged and ten percent of dwelling units must be permanently affordable and eligible to be listed on the Belchertown subsidized housing inventory maintained by the Massachusetts Department of Housing and Community Development, unless waived by the Planning Board.

Up to 75,000 sq. ft. of mixed-commercial development is allowed across the neighborhood. Upper-story apartments over businesses are encouraged. Building design must be consistent with the Planning Board's Commercial Development Guidelines.

Zoning: Dimensional Standards (Section 145-75)

Lots and buildings in a Business Neighborhood Center shall meet dimensional standards that are appropriate to establish the desired form, mass, public space, and service needs of the sites. Recommended standards to establish a design basis are the following but many individual dimensional standards may be waived by the Planning Board upon their determination that lesser standards are consistent with the intent of the Business Neighborhood Center bylaw.

- Minimum frontage and lot width: 100 ft.
- Maximum lot coverage: 80%
- Minimum front setback*: 10 ft.
- Minimum rear setback*: 20 ft.
- Minimum site setback*: 15 ft.
- Maximum Height: 60 ft. or three stories, with story defined in Section 145-2
- Minimum Lot Size: 20,000 sq.ft.

*Setbacks may be as low as zero feet if the Planning Board deems such to be appropriate.

Environmental Conditions

Prior to the development of the Belchertown State School, the site was farmland. In 1916, the Commonwealth of Massachusetts purchased a number of farms to develop the school, which opened in 1922. The school maintained its own water system, sewage treatment system, power plant, fire department and telephone systems, all of which are defunct. Documentation of environmental conditions is available for review at MassDevelopment's Devens offices. Please contact Claire O'Neill at coneill@massdevelopment.com to arrange access.

Utilities and Infrastructure

- Water and sewer utilities will be in close proximity to each parcel.
- Parcel storm water management should be addressed by the developer.
- Electrical service is provided by National Grid.
- Charter Spectrum provides cable and internet service in Belchertown.
- Piped natural gas is not available in Belchertown.

Energy Efficiency and Renewable Technologies

Proposed projects should first minimize all energy demands before employing renewable energy sources. Onsite renewable and clean energy sources should be provided to further reduce the annual energy needs of the building(s). Projects should fully utilize state and utility energy efficiency and renewable energy incentive and rebate programs.

Site Ownership

MassDevelopment is the Agent for the redevelopment of the former Belchertown State School through a Memorandum of Agreement with the Town of Belchertown and the Belchertown Economic Development Industrial Corporation (BEDIC). MassDevelopment is responsible for the developer selection process. Land Disposition Agreements will be entered into by the Designated Preferred Developer and the property owner, which is the Belchertown Economic Development Industrial Corporation (BEDIC). Land owners will become part of the Carriage Grove Association and be subject to the Declaration of Covenants.

MassDevelopment has made every attempt to ensure the accuracy and reliability of the information provided in this Neighborhood Prospectus. However the information is provided "as is" without warranty of any kind. MassDevelopment does not accept any responsibility or liability for the accuracy, content, completeness, legality, or reliability of the information contained in this Prospectus.



SUMMARY

Via its agent, the Massachusetts Development Finance Agency (MassDevelopment), the Belchertown Economic Development Industrial Corporation (BEDIC) is developing a new neighborhood, known as Carriage Grove. Multiple mixed-use development opportunities are available at the ±90-acre redevelopment of the former Belchertown State School main campus.

MassDevelopment has worked with the Town of Belchertown and the Belchertown Economic Development Industrial Corporation (property owner) to create a development vision and pre-permitted master plan for the site. The plan addresses regional housing demand as part of a larger mixed-use development that retains community character while providing employment and fiscal growth opportunities. Zoning changes were approved in December 2014 providing flexibility for a neighborhood development with multi-family and senior living, medical, retail, restaurants, and other commercial, industrial, and cultural uses encouraged. The Grantham Group of Boston is constructing 83 units of mixed income senior assisted living housing which is scheduled to open in spring 2018.



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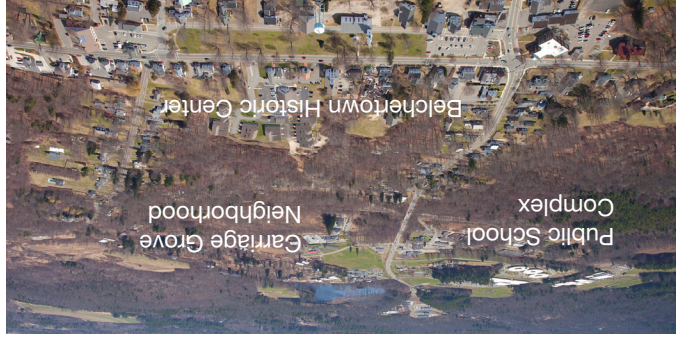
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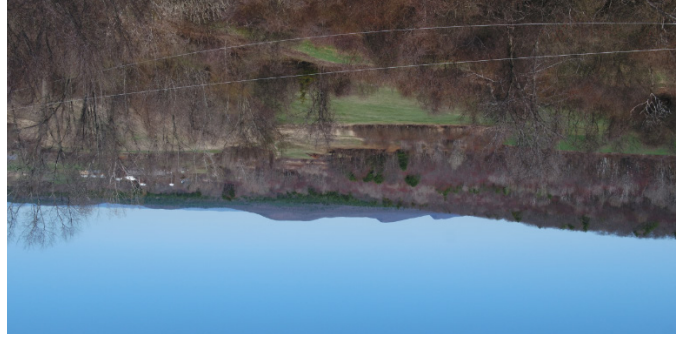
The neighborhood includes the Town of Belchertown's municipal complex (senior center, recreation, and police departments) and abuts more than 500 acres of open space including the New England Small Farms Institute and the Lake Wallace trail area. It sits opposite the Belchertown Public Schools complex and several restaurants and retail shops, and is close to medical offices and the Hampshire County Courthouse. Historic Belchertown Center is ½ a mile to the north east along Rte. 202.



The western edge of the neighborhood features views across forest and farmland to the Mount Holyoke Range.

Multi-Family Housing and Live-Work Community
The Senior Independent Living parcel is approximately 11 acres with access from Front Street. The Multi-Family Housing and Live-Work Community parcels encompass approximately 14 acres with access available from the future through street. The master plan calls for up to 268 total units across these three parcels.

The land is generally level with some areas of slope along the parcel's western edge. It has views to conservation land and the Mount Holyoke Range. The below photograph shows a third-story view from the Multi-Family Housing parcel. The parcels are adjacent to the main trail which provides access to a trail network leading around Lake Wallace and neighboring conservation land.



Mixed Commercial

The mixed Commercial available land encompasses approximately 7.5 acres with access available from Front Street and Route 202. The parcel is permitted for up to 52,000 square feet of mixed commercial uses including restaurants, retail, offices etc. and due to the flexibility of zoning may include second floor residential. The parcel is open land with the municipal services complex to the southwest and the recently opened Easthampton Savings Bank to the Northeast. The Route 202 / State Street corridor is one of two primary commercial corridors in Belchertown and offers shopping, banking and casual dining options. A sidewalk connects the neighborhood to Rte. 202 and into the historic downtown. Water and sewer utilities are available within two hundred feet of the parcel. Development proposals should consider pedestrian connectivity as well as motor vehicle access. Proposals should prioritize facade positions close to the street rather than parking lots. Adaptable spaces that may accommodate occasional public events, art shows and farmers' markets are encouraged.

When the former State School was closed in 1992, most original school buildings were left. In 2015, the Massachusetts Historical Commission authorized the demolition of all buildings onsite except for the Administration Building which is targeted for reuse. As of June 2017, MassDevelopment will have cleared approximately 200,000 SF of derelict buildings which enables the assisted living facility to be constructed, for the Town of Belchertown to make necessary roadway and utility improvements to prepare the southern area for ongoing private investments. The Town has committed \$1.25 million for these infrastructure improvements and construction will commence in fall 2017.



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