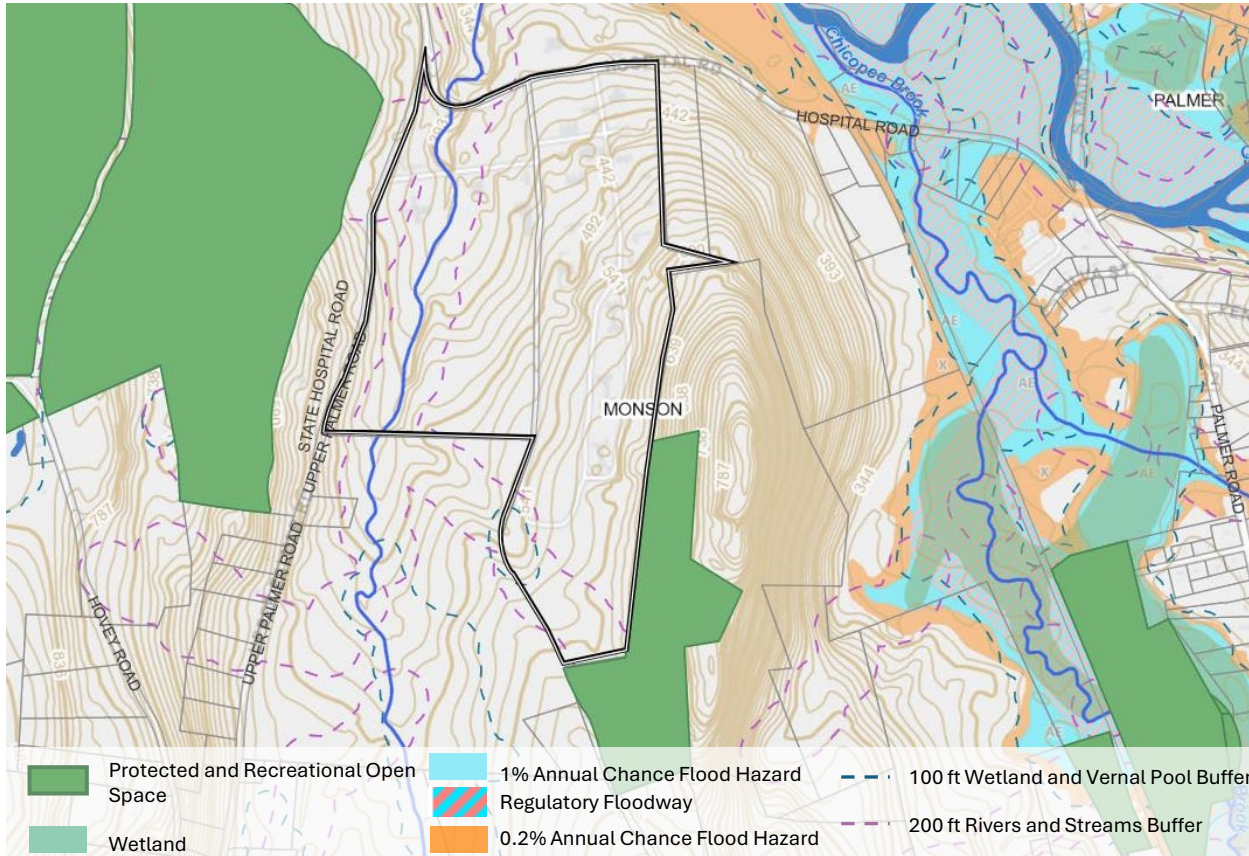


# Initial Due Diligence

## 175 State Avenue, Monson, MA



Elevation Range	210' (approx.)
Parcel Size (Acres)	130.46 acres (Total)
Flood Hazard Area (FEMA) & BFE	No
Wetlands	No
Areas of Critical Environmental Concern (ACEC)	No
Vernal Pools	No
Riverfront Area (25' and 100')	Yes
Wetlands Buffers (100' only, NOT municipal specific)	Yes
Wellhead Protection Area (Zone I, Zone II, IWPA)	No
Surface Water Supply Protection Areas (Zone A, B, C)	No
NHESP Estimated and Priority Habitats	No
Watershed Protection Zones (Primary and Secondary)	No
Article 97 Land	No
Soils (Hydrologic Soil Group)	Type A/Type B (limited)
<b>Utilities</b>	
Water	Present
Sewer	Yes, public
Stormwater	Yes, public
Electric	Yes
Gas	Unknown
Telecom	Unknown

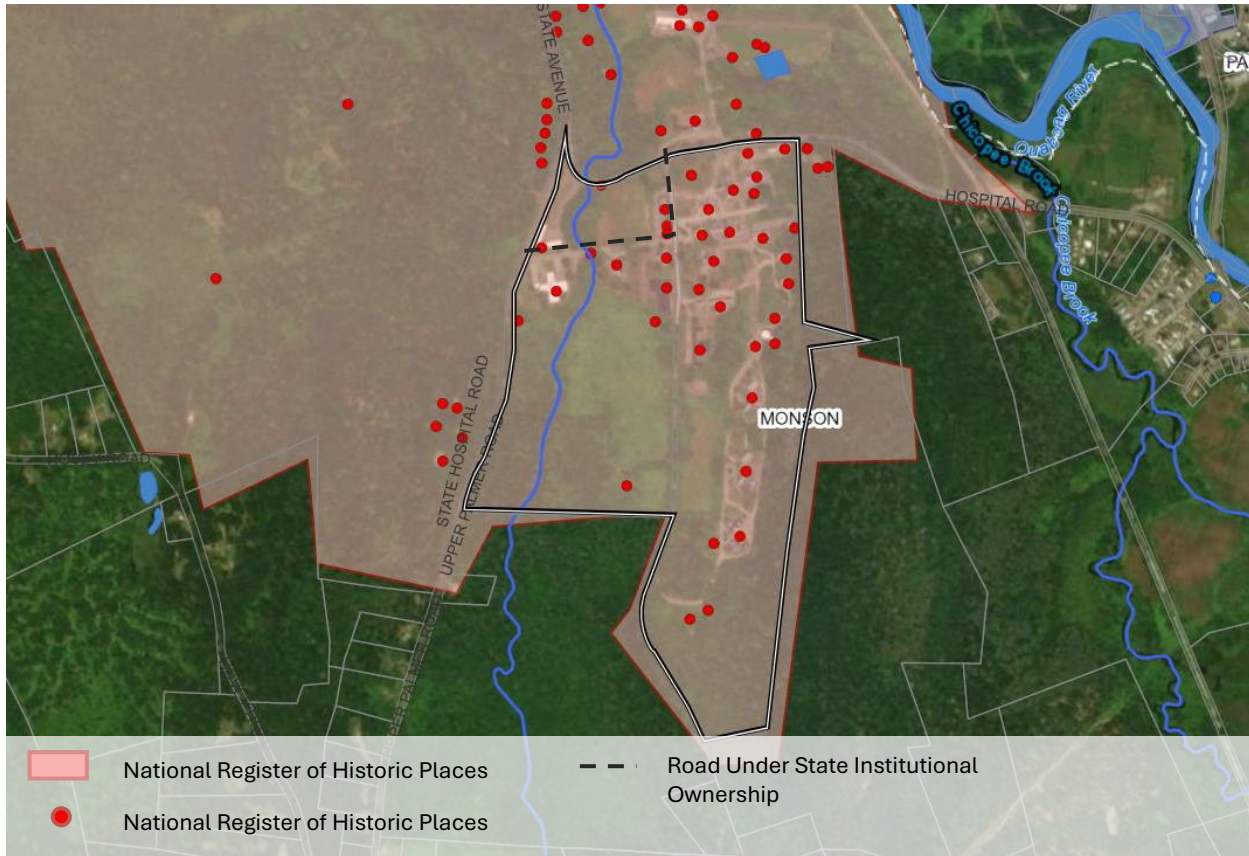
### Summary

The 130.36-acre site is the former location of Monson Developmental Center. The site features a large change in elevation from west to east. Portions of the site fall within the 200-foot river buffer and a very small portion falls within the 100-foot wetland buffer area. Utilities at the site are unknown.

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# Initial Due Diligence

## 175 State Avenue, Monson, MA



Parcel Size (Acres)	130.46
Zoning	Reserved Land
Setbacks	N/A
Buildable Lot Area (estimated acres)	97 acres
Overlay/Historic	Yes – National Register of Historic Places
Roadway Ownership	Internal road is State Institutional

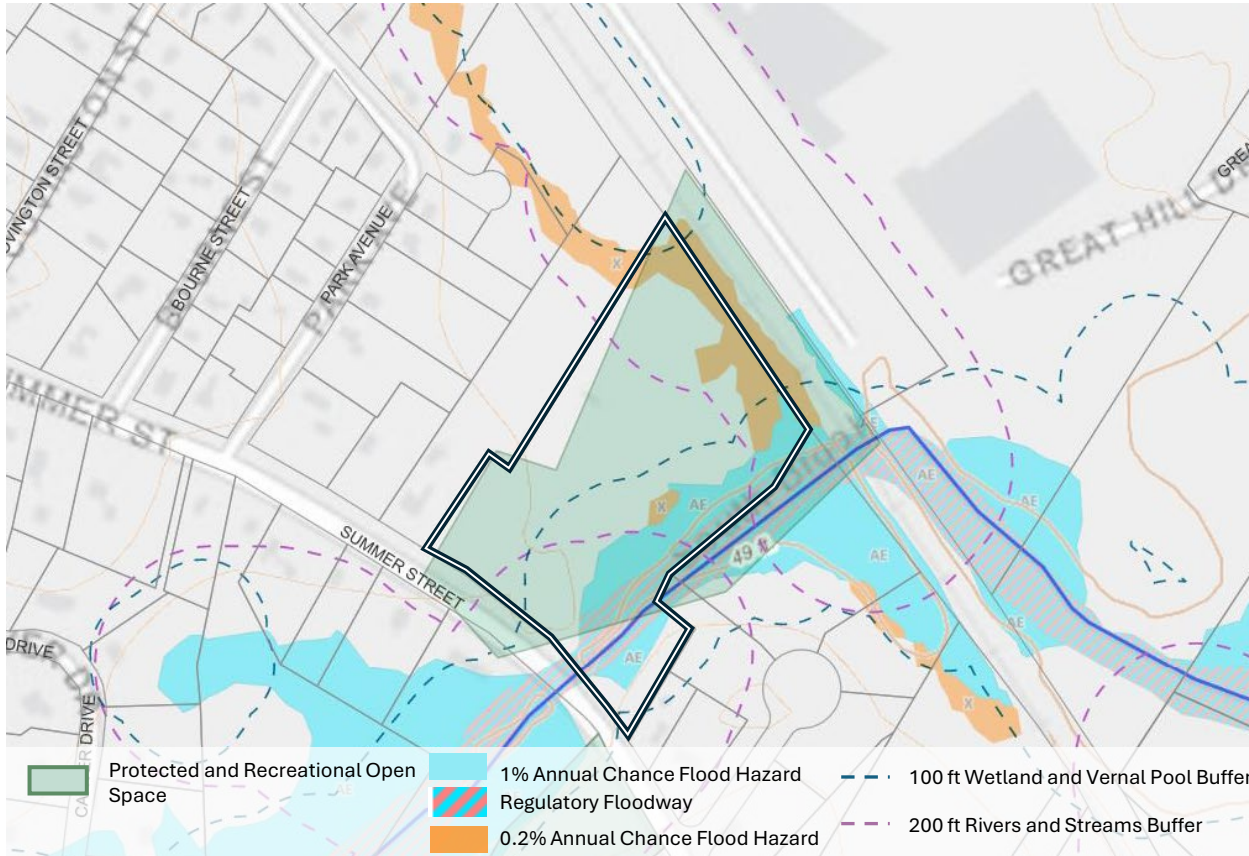
### Other Items of Note

This land is under regulations of the National Register of Historic Places. Additionally, the Reserved Land designation by the Town prohibits most commercial and industrial uses. Any “industrial, business, and/or residential use under private ownership that does not furnish a public service or utility” shall be subject to extensive public review.

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# Initial Due Diligence

## 400 Summer Street, Bridgewater, MA



Elevation Range	210' (approx.)
Parcel Size (Acres)	5.63 acres (Total)
Flood Hazard Area (FEMA) & BFE	Yes
Wetlands	No
Areas of Critical Environmental Concern (ACEC)	No
Vernal Pools	No
Riverfront Area (25' and 100')	Yes
Wetlands Buffers (100' only, NOT municipal specific)	Yes
Wellhead Protection Area (Zone I, Zone II, IWPA)	No
Surface Water Supply Protection Areas (Zone A, B, C)	No
NHESP Estimated and Priority Habitats	No
Watershed Protection Zones (Primary and Secondary)	No
Article 97 Land (Protected Open Space)	Yes
Soils (Hydrologic Soil Group)	Type C/Type D (limited)
<b>Utilities</b>	<b>Present</b>
Water	Yes, public
Sewer	Yes, public
Stormwater	Yes, public
Electric	Yes
Gas	Unknown
Telecom	Unknown

### Summary

The 5.63-acre site along Summer Street in Bridgewater is located within Article 97 (Protected and Recreational Open Space) land. Additionally, much of the site is located within FEMA Floodplain and Wetland and Rivers Buffers, making development subject to much oversight and severely limiting the amount of buildable area. Most utilities were not able to be confirmed but are assumed to be accessible.

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# Initial Due Diligence

## 400 Summer Street, Bridgewater, MA



Parcel Size (Acres)	5.63 acres
Zoning	Residential D
Setbacks	Front 35'/Rear 30'/ Side 20'
Buildable Lot Area (estimated acres)	1.51 acres
Overlay/Historic	No
Roadway Ownership	Municipal

**Other Items of Note**  
N/A

### Summary

*The site is not located within a designated historic district. It is zoned Residential D and is accessed via a town-owned road in Bridgewater. The buildable area was calculated based on local setback requirements, as well as wetland and riverfront buffer zones. Based on these parameters, the estimated buildable area is approximately 1.51 acres.*

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