



Centech Park North Master Plan

Public Hearing Presentation to Board of Selectmen
June 23, 2019



Request

- For the Board of Selectmen to hold a Public Hearing in accordance with M.G.L. Section 20 of Chapter 493 of the Acts of 2002.
 - Review the proposed updated Master Plan and Marketing Study.
 - Approval of the Centech Park North Master Plan
 - Review of the draft Land Disposition Agreement

Town of Shrewsbury, Massachusetts

100 Maple Avenue | Shrewsbury, MA 01545 | www.Shrewsburyma.gov





About Centech Park North

- Private property identified in 2001 Master Plan as important site for industrial development
- Property owner entered into agreement with Avalon Bay in 2001 for development of 600 rental units
- Property was in Chapter 61A land designation
- Town exercised right of first refusal and purchased property in 2002 for \$6.1M

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About Centech Park North (con't)

- Town meeting voted to file legislation to create the Shrewsbury Development Corporation (SDC) to oversee the development of the land
- Zoning was changed from LI and Rural B to OR
- Goals for the property developed
 - strengthen the non-residential tax base and preserve this large parcel for industrial/commercial use;
 - create good jobs in Shrewsbury for our citizens;
 - promote development that protects and respects the interests of the neighbors.

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Planning for Centech Park North

- WBDC Market Study Report in 2004
- Designation as Chapter 43D Expedited Permitting and \$150,000 grant in 2007
- Master Plan for the property completed in 2008 and approved by BOS in 2009
- Additional zoning uses adopted in 2009

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Planning for Centech Park North (con't)

- Broker retained in 2010
- Sewer extension project to property completed in 2012 (all other utilities available)
- Officially a Priority Development Site in 2012 through 495/Metrowest Community Compact
- Shrewsbury completed EDSAT in 2013
- Shrewsbury completed Master Plan in 2016

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Planning for Centech Park North (con't)

- 2015 - SDC revisits state-wide exposure and availability of grants
 - Continues to qualify as Priority Development site due to streamlined permitting.
 - Qualifies as MassEcon Bio-Ready with Gold status based on zoning and improves its rating with sewer access.
 - Improves qualifications toward becoming MassEcon Market-Ready site with broker and accessible sewer. Still needs MEPA approval to fully qualify.
 - MassWorks grant programs are reviewed.

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Interest to Date in Centech Park North

- Data center, medical device company, UMass, solar and other renewable energy users, recreational field users, assisted living facilities, warehouse and processing
- However, no prospects moved forward, primarily due to lack of roadway infrastructure

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Planning for Centech Park North Roads

- Town submitted application for MassWorks Grant for North Roadway in 2015
 - Not successful due to lack of design plans and private partner
- Town submitted application for Site Readiness Grant for design of North Roadway in 2016
 - Not successful as first grant round was for smaller scale projects

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Planning for Centech Park North - 2018

- Town submitted grant for second round of Site Readiness Grant and received \$302,000 for design and permitting of North Roadway
- Town performed additional due diligence on the property for a potential elementary school
- Town applied for and was awarded District Local Technical Assistance from CMRPC to update the Market Study and Master Plan for the property

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REVISIONS

REV.	DATE	DESCRIPTION	BY
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PRELIMINARY

PROJECT: SITE DEVELOPMENT PLANS FOR CENTECII PARK NORTH

LOCATION OF SITE: MAP 442, LOT 411, 100 MAPLE AVENUE, SHREWSBURY, MA 01545

BOHLER ENGINEERING

CONCEPTUAL MASTER PLAN

SHEET NO. 1 OF 1

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2008 Master Plan

Development Potential 611,000sf
 North Road Cost Estimate \$2.5M
 South Road Cost Estimate \$1.9M
 66 acres total
 45 acres upland



2018 Master Plan

Development Potential 450,000sf
 North Road Cost Estimate \$2.8M
 South Road Cost Estimate Not evaluated
 66 acres total
 44 acres upland



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Next Steps for Centech Park North

- Continue to work with MassDevelopment and Bohler Engineering on North Roadway design and permitting (currently preparing DEIR for MEPA. Local permits obtained)
- Continue to court potential developers/users in creative ways
- Prepare to submit for MassWorks grant August 2019

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MassWorks Grant Application

- Application due August 9, 2019
- Requesting funding for the construction of the North Road
- Anticipated cost is \$2.8M
- SDC entertaining two proposals from private developers
- SDC Exploring District Improvement Financing (DIF)
- Anticipate hearing on grant award October 2019

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- Questions?

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