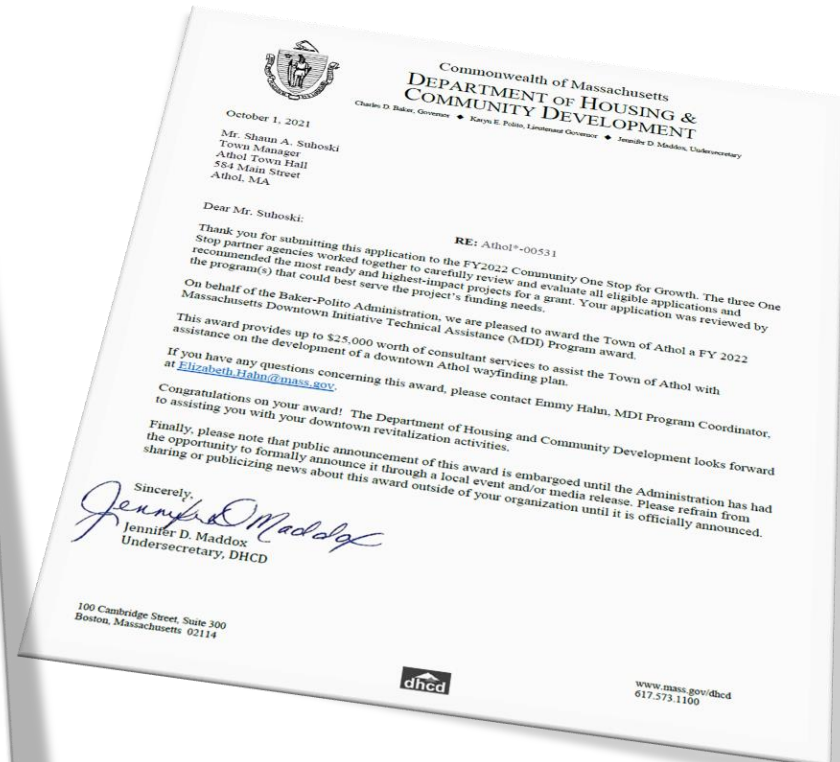
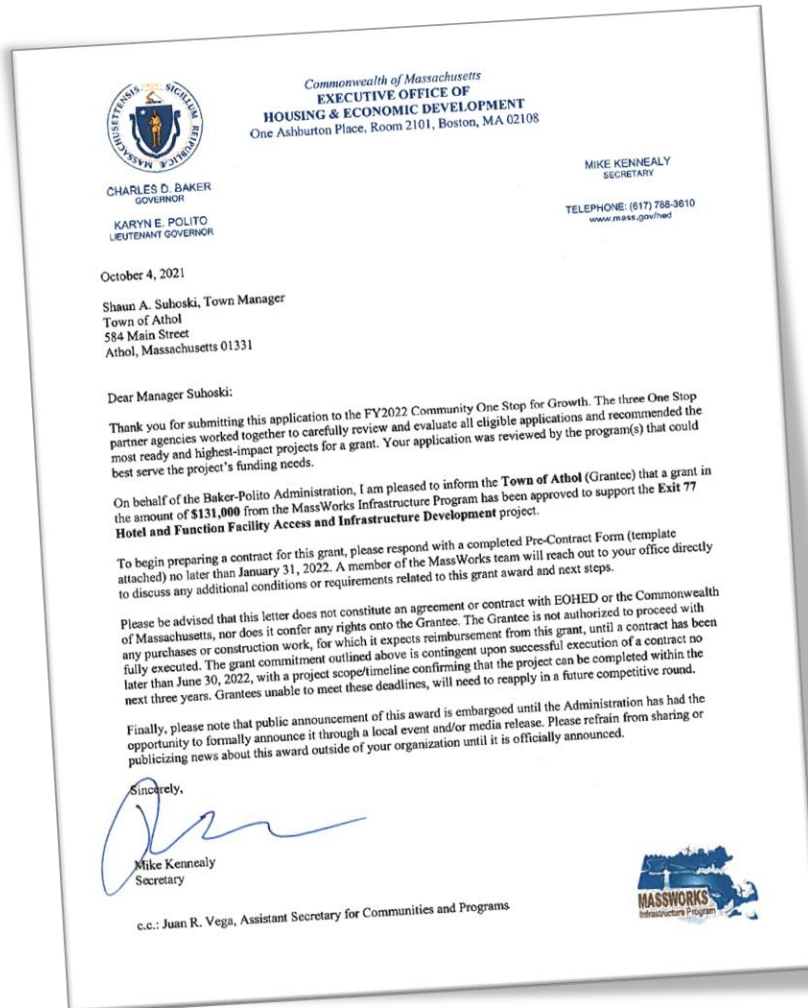


# Athol One-Stop Initiatives

## Exit 77 Proposed Hotel Access Drive Engineering Downtown Wayfinding Program



[illegible]



CONCEPT NOTES:

- 1. CONCEPT PREPARED FROM ORTHO PHOTO DATA, MASSGIS DATA, ASSESSOR AND CLIENT INFORMATION
- 2. WETLAND LOCATIONS SHOWN HAVE BEEN FIELD DETERMINED BY BSC WETLAND SCIENTIST IN MAY 2020

PARKING TABLE

| DESCRIPTION       | REQUIRED | PROPOSED |
|-------------------|----------|----------|
| STANDARD SPACES   | 172      | 181      |
| ACCESSIBLE SPACES | 6        | 6        |
| TOTAL SPACES      | 178      | 187      |

- 1. HOTEL = 1 SPACE/UNIT = 1 SPACE/3 EMPLOYEE  
100 UNIT/312 EMPLOYEES = 104 SPACES
- 2. RESTAURANT/FUNCTION HALL=1 SPACE/3 SEATS +1 SPACE/3 EMPLOYEES  
200 SEATS/21 EMPLOYEES = 74 SPACES

ZONING TABLE

| INDUSTRIAL COMMERCIAL   |           |            |
|-------------------------|-----------|------------|
|                         | REQUIRED  | PROVIDED   |
| MIN. LOT AREA           | 40,000 SF | 650,936 SF |
| MIN. LOT FRONTAGE       | 200 FT    | 200+ FT    |
| MIN. FRONT YARD         | 40 FT     | > 40 FT    |
| MIN. SIDE YARD          | 30 FT     | > 30 FT    |
| MIN. REAR YARD          | 30 FT     | > 30 FT    |
| MAXIMUM HEIGHT          | 45 FT     | < 45 FT    |
| MAXIMUM STORIES         | 3         | 3          |
| MAX. LOT COVERAGE       | 35%       | > 35%      |
| MAX. FLOOR AREA RATIO   | 0.40      | 0.11       |
| FRONT BUFFER(LANDSCAPE) | 40 FT     | < 40 FT    |





### CONCEPT NOTES:

1. CONCEPT PREPARED FROM ORTHO PHOTO DATA, MASSGIS DATA, ASSESSOR AND CLIENT INFORMATION.
2. WETLAND LOCATIONS SHOWN HAVE BEEN FIELD DETERMINED BY BSC WETLAND SCIENTIST IN MAY 2020.

### PARKING TABLE

| DESCRIPTION       | REQUIRED | PROPOSED |
|-------------------|----------|----------|
| STANDARD SPACES   | 185      | 188      |
| ACCESSIBLE SPACES | 6        | 6        |
| TOTAL SPACES      | 191      | 194      |

1. HOTEL = 1 SPACE/UNIT + 1 SPACE/3 EMPLOYEE  
100 UNITS/12 EMPLOYEES = 104 SPACES
2. RESTAURANT = 1 SPACE/3 SEATS + 1 SPACE/3 EMPLOYEES  
100 SEATS/9 EMPLOYEES = 37 SPACES
3. CONFERENCE CENTER = 1 SPACE/4 SEATS  
200 SEATS = 50 SPACES

### ZONING TABLE

| INDUSTRIAL COMMERCIAL    | REQUIRED  | PROVIDED   |
|--------------------------|-----------|------------|
| MIN. LOT AREA            | 40,000 SF | 660,936 SF |
| MIN. LOT FRONTAGE        | 200 FT    | 200+ FT    |
| MIN. FRONT YARD          | 40 FT     | > 40 FT    |
| MIN. SIDE YARD           | 30 FT     | > 30 FT    |
| MIN. REAR YARD           | 30 FT     | > 30 FT    |
| MAXIMUM HEIGHT           | 45 FT     | < 45 FT    |
| MAXIMUM STORIES          | 3         | 3          |
| MAX. LOT COVERAGE        | 35%       | > 35%      |
| MAX. FLOOR AREA RATIO    | 0.40      | 0.11       |
| FRONT BUFFER (LANDSCAPE) | 40 FT     | < 40 FT    |



OVERSIGHT

MASSDEVELOPMENT  
&  
THE TOWN OF ATHOL, MA

BSC GROUP, INC.



Aspire!  
Athol

CONCEPTUAL HOTEL DEVELOPMENT PLAN  
EXIT 18, ROUTE 2, ATHOL, MA.

JULY 15, 2020

# Athol One-Stop Initiatives

## Exit 77 Proposed Hotel Access Drive Engineering Downtown Wayfinding Program

### Highlights

- ☐ Expression of Interest (EOI) yielded helpful data in preparation for full application
- ☐ Word limits force concise, fact-driven narratives
- ☐ Commonwealth's review even offered some guidance on initiatives not "ripe" for funding
- ☐ Grant portal allowed for team approach towards grantwriting where Town Manager and Town Planner could work independently prior to submittal
- ☐ One-stop shopping and coordinated approach towards project development

### Challenges

- ☐ Combination of all major programs in one application round poses challenges to communities with limited staff capacity
- ☐ The need for robust pre-planning can be a hurdle for small towns without professional planning departments
- ☐ Generally, small and rural communities could benefit from additional technical assistance during grant development