Athol One-Stop Initiatives

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



Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & ECONOMIC DEVELOPMENT One Ashburton Place, Room 2101, Boston, MA 02108

CHARLES D. BAKER

KARYN E. POLITO LIEUTENANT GOVERNOR

MIKE KENNEALY TELEPHONE: (617) 788-3610

AN mass.00

October 4, 2021

Shaun A. Suhoski, Town Manager Town of Athol 584 Main Street Athol, Massachusetts 01331

Dear Manager Suhoski:

Thank you for submitting this application to the FY2022 Community One Stop for Growth. The three One Stop r name you for submitting this approaches to the F 2022 Contraining One stop to coording. The table can stop partner agencies worked together to carefully review and evaluate all eligible applications and recommended the most ready and highest-impact projects for a grant. Your application was reviewed by the program(s) that could best serve the project's funding needs.

On behalf of the Baker-Polito Administration, I am pleased to inform the Town of Athol (Grantee) that a grant in the amount of \$131,000 from the MassWorks Infrastructure Program has been approved to support the Exit 77 Hotel and Function Facility Access and Infrastructure Development project.

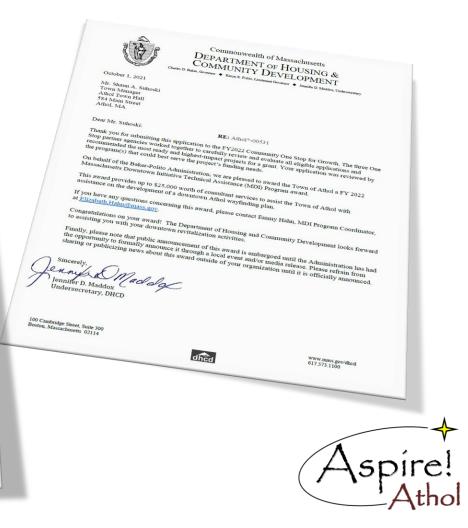
To begin preparing a contract for this grant, please respond with a completed Pre-Contract Form (template to begin preparing a contract for this grant, please respond with a complete re-contract routi (emplate attached) no later than January 31, 2022. A member of the MassWorks team will reach out to your office directly to discuss any additional conditions or requirements related to this grant award and next steps.

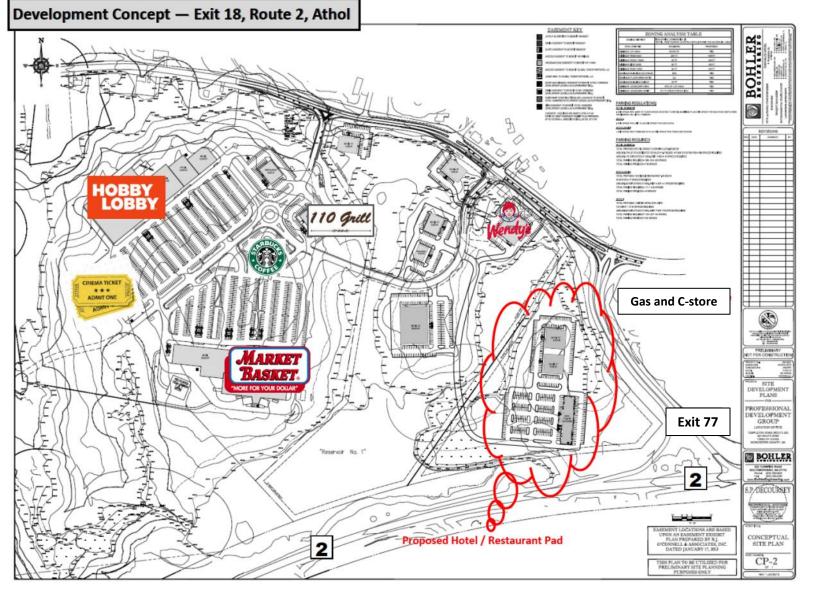
Please be advised that this letter does not constitute an agreement or contract with EOHED or the Commonwealth of Massachusetts, nor does it confer any rights onto the Grantee. The Grantee is not authorized to proceed with any purchases or construction work, for which it expects reimbursement from this grant, until a contract has been fully executed. The grant commitment outlined above is contingent upon successful execution of a contract no later than June 30, 2022, with a project scope/timeline confirming that the project can be completed within the next three years. Grantees unable to meet these deadlines, will need to reapply in a future competitive round.

Finally, please note that public announcement of this award is embargoed until the Administration has had the opportunity to formally announce it through a local event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced.

like Kennealy Secretary

c.c.: Juan R. Vega, Assistant Secretary for Communities and Programs







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

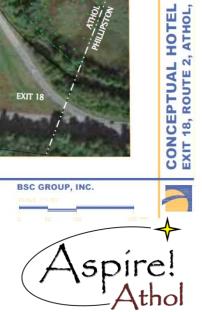
DESCRIPTION	REQUIRED	PROPOSED
STANDARD SPACES	172	181
ACCESSIBLE SPACES	0	0
TOTAL SPACES	178	187

 HOTEL = 1 SPACE/UNIT + 1 SPACE/3 EMPLOYEE 100 UNITS/12 EMPLOYEES=104 SPACE3 RESTAURANT/FUNCTION HALLE1 SPACE/3 SEATS +1 SPACE/3 EMPLOYEES 200 SEATS/21 EMPLOYEES =74 SPACE3

ZONING TABLE

	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 BUFFERILANDSCAPEL	40 FT	< 40 FT





MASSDEVELOPMENT & THE TOWN OF ATHOL, MA PLAN

DEVELOPMENT

MA.

CONCEPT NOTES:

- 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	0	0
TOTAL SPACES	191	194

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

ZONING TABLE

INDUSTRIAL COMMERCIAL		
	REQUIRED	PROVIDED
MIN. LOT AREA	40.000 SF	000.936 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



BSC GROUP, INC. spíre! Atho

JULY 15, 2020

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DEVELOPMENT

HOTEL

CONCEPTUAL

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EXIT 18, ROUTE 2, ATHOL,

MASSDEVELOPMENT & THE TOWN OF ATHOL, MA

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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

