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TOWN OF CHARLTON
Minutes of Special Selectmen's Meeting
Tuesday, June 1, 2021 – 6PM
ZOOM – <https://us02web.zoom.us/j/87489442885>

Present: Chairman – William Borowski, Clerk – Barbara Zurawski, Members – David M. Singer and Stephen G. Koronis and Town Administrator – Andrew Golas. Absent: Vice-Chairman – Patsy Rydlak.

1. Open Meeting – Mr. Koronis opened the meeting at 6:01pm and stated that the purpose of the meeting is to learn more about the project coming into town.
2. Project introduction for proposed development at 53 Sturbridge Road, Charlton, MA. Mr. Golas said that Alex Escamilla from Bluewater Group will be doing the presentation. She introduced from the developer team Bay Colony Properties and Blue Water Property Group and Brad Griggs from Amazon. Mr. Griggs reviewed the plan for Amazon Robotic Sortable Facility. This facility would add 1,000+ full time jobs, use locally sources services and be a large scale capital investment.
3. Other business – unknown at time of posting
4. Adjourn – **Motion by Mr. Borowski to adjourn at 6:46pm, seconded by Mr. Singer. Roll call vote: Ms. Zurawski – aye, Mr. Borowski – aye, Mr. Singer – aye and Mr. Koronis – aye.**

Submitted by:
Mary C. Devlin
Administrative Assistant

Accepted by:



William Borowski, Chairman

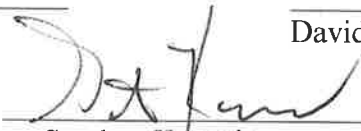


Patsy Rydlak, Vice-Chairperson (absent)



Barbara Zurawski, Clerk

David M. Singer, Member



Stephen Koronis, Member

Presentation to Charlton Board of Selectmen

53 Sturbridge Road – Project Patriot

QUESTIONS: projectpatriot@bluewaterpg.com

PROJECT OVERVIEW: PROJECT TEAM

DEVELOPER:

BAY COLONY PROPERTIES



BLUEWATER
PROPERTY GROUP

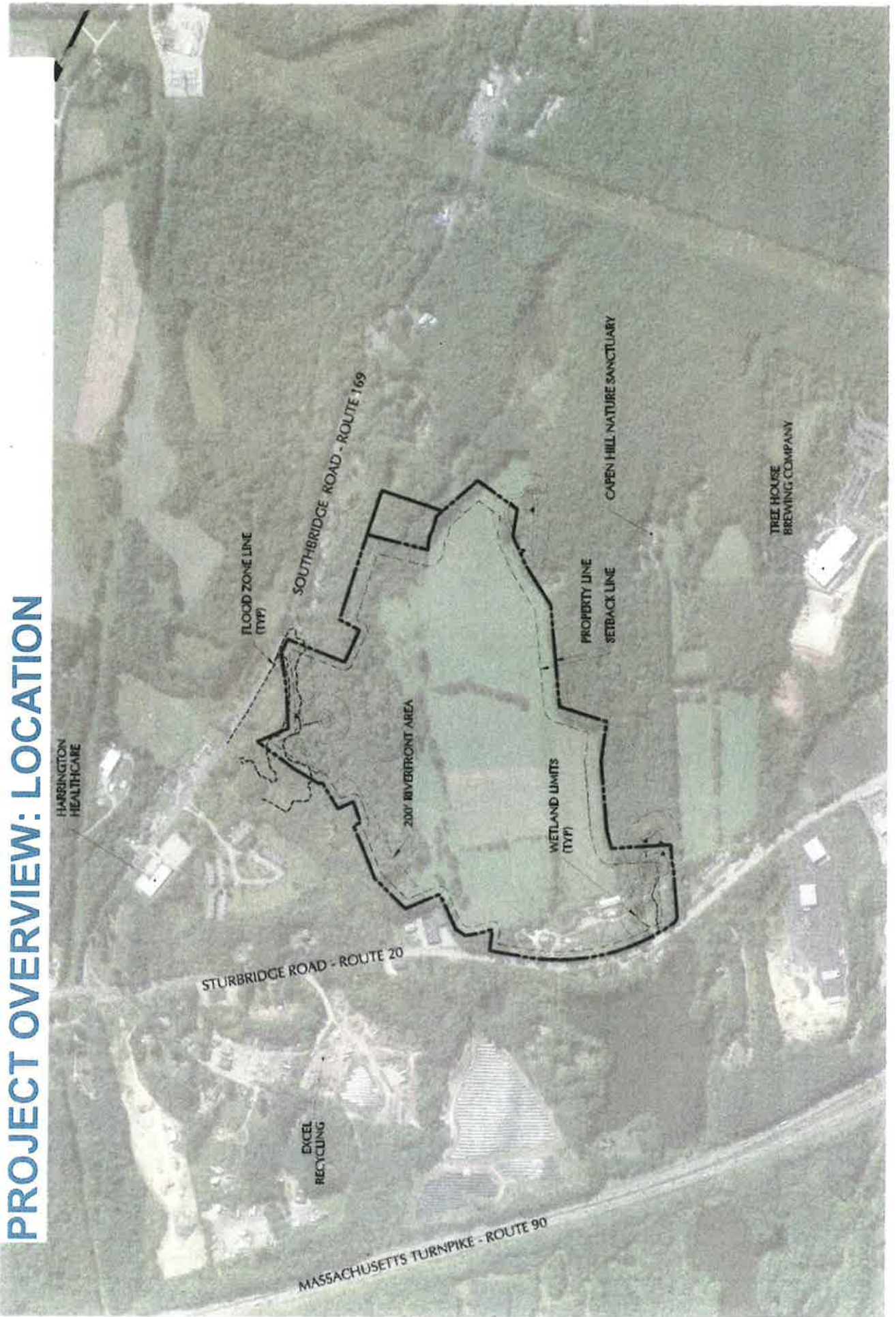
William Locke
John DiCola
Alex Escamilla
Josh Garafano
Ryan Kelly

END USER:



Brad Griggs

PROJECT OVERVIEW: LOCATION



PROJECT OVERVIEW: TOWN BENEFITS

1,000 + JOBS

1,000 + Jobs

Full time jobs with benefits, educational, and growth opportunities

ECONOMIC DEVELOPMENT

Locally sourced services, products, labor, and supplies along with
increase to local patronage

SIGNIFICANT TAX BASE INCREASE

Large scale capital investment \$300 Million + yielding tax base
increase Contribution to life/safety + town infrastructure + schools

PROJECT OVERVIEW: USE + BUILDING

HIGH VOLUME FULFILLMENT

"First Touch" E-Commerce Facility utilizing high-tech sortation equipment and high-quality building materials

OPERATION

Building operates as both a warehouse and a major distribution facility where orders are picked, packed, and shipped to smaller localized delivery centers where product is then delivered to the consumer.

BUILDING SPEC

The prototype design includes 634,000 sf footprint multi-level warehouse including +/- 10,000 sf of office and employee support areas.

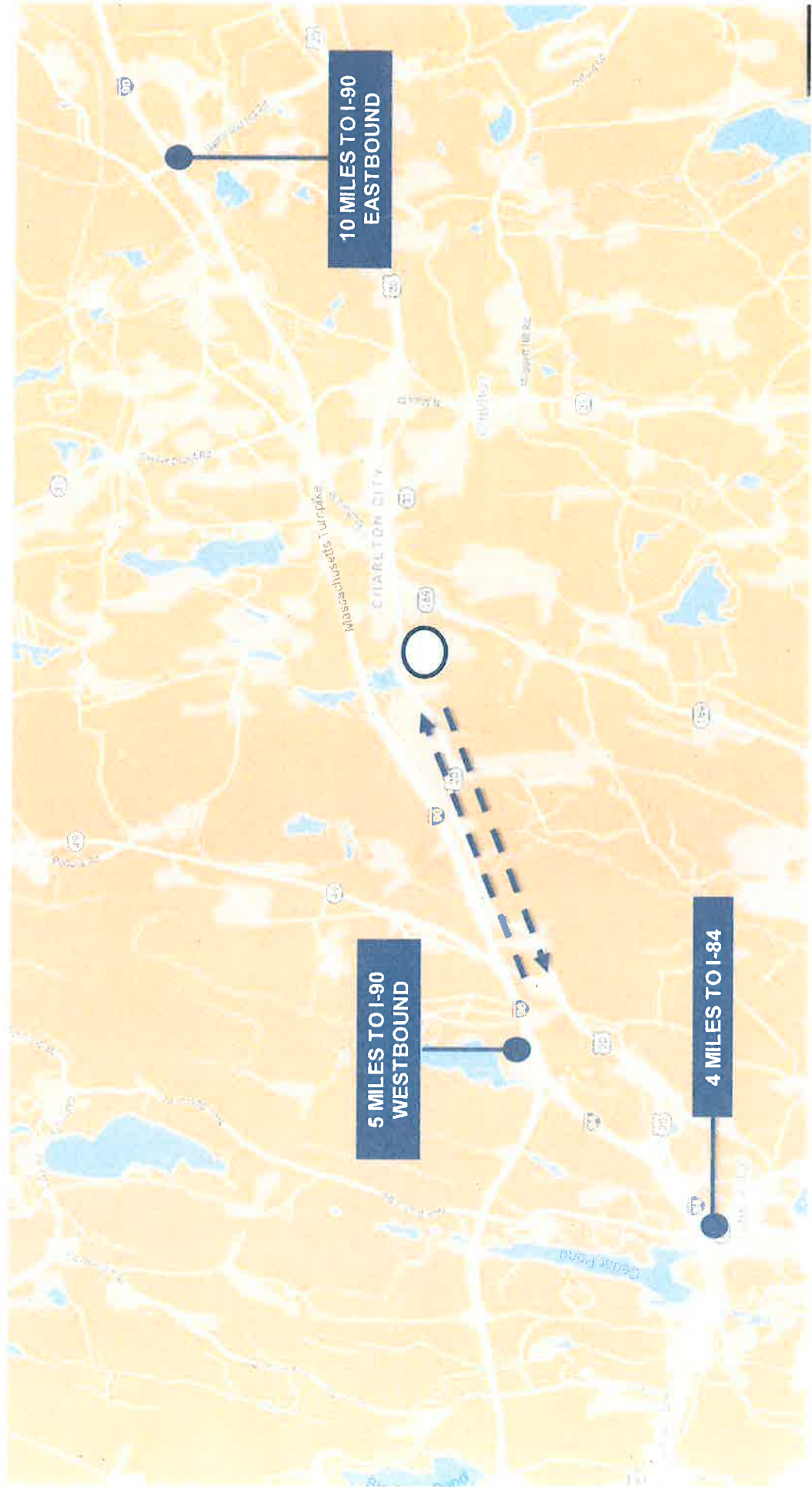
BUILDING MATERIALS

Tilt-wall or pre-cast concrete exterior with steel frame structure, fire protection and life safety systems on a design/build basis to comply with local codes. Typical exterior building lighting, landscaping and building signage. Solar ready roof design.

PROJECT OVERVIEW: CONCEPTUAL BUILDING RENDERING



PROJECT OVERVIEW: TRAFFIC ROUTES



SCHEDULE

Near Term

- JUNE 1 Submission to MEPA
- JUNE 2 Workshop with Planning Board
- JUNE 2 Conservation Commission Hearing - ANRAD
- JUNE 10 Performance Based Design Kick Off with Fire Department and Building Inspectors
- JUNE (TBD) Begin TIF Discussions
- JUNE (TBD) Begin Chapter 61 Process
- JUNE 23 Site Plan Submission
- JULY 14 First Planning Board Hearing
- JULY TBD NOI Filing with Conservation Commission
- JULY TBD Municipal Utility Applications

Overall

- OCTOBER 2021 Site Plan Approval
- DECEMBER 2022 MEPA Approval
- MARCH 2022 MASDOT Approval
- MARCH 2022 Building Construction Commencement
- JULY 2023 Building Turnover

QUESTIONS?
projectpatriot@bluewaterpg.com
