

DEVELOPMENT/PROJECT UPDATE

COMMERCIAL & INDUSTRIAL

PLEASANT VALLEY CROSSING - ROUTE 146

As you are all aware the market 32 anchor of this project officially opened on October 28th. All remaining structures in Phase 1 are currently in construction. Five Guys wants to open around New Year's, followed by Unibank and Q Nails & Spa in Spring 2016. Starbucks is shooting for late spring as well as a potential dental office. This will leave one tenant location open in each of the front buildings C & D and 4,000 s.f. in Building B that is situated between Unibank and Market 32. There is no commitment for the Phase 2 area of the site to date.

SUTTON PLAZA EXPANSION - ROUTE 146

The approved plans feature a 65,000 s.f. Stop and Shop, 40,000 s.f. of accessory retail and a 7,000 s.f. restaurant pad. There are no current plans for a construction start on this site. Past permits would need to be re-issued at this point.

ATLAS BOX EXPANSION

Atlas Box has completed their Phase 2 expansion and their world headquarters now stands at over 400,000 s.f. and employs over 225 people. There are some unique sustainability initiatives in the plant including their work to achieve 100% reuse or recycling of manufacturing waste.

LORDEN PROPANE

Lorden is in the process of completing their final punch list including setting up required Fire Department training. Exposed portions of tanks will be artfully disguised. Final landscaping will be bonded and completed in the Spring.

SOUTH SUTTON COMMERCE PARK GILMORE DRIVE

Lots 1-8 of our southern industrial park were built out in under ten years. The Park currently features over 300,000 s.f of warehouse, manufacturing and industrial service businesses as well as Lifesong Church! The final and largest lot in the Park is



intended to be sold or leased to several users. This site currently has a 82,000 s.f. self-storage facility with over 400 climate controlled units approved and the development team is in negotiations with at least one other potential tenant.

OTHER POTENTIAL PROJECTS

There are three approved solar photovoltaic facilities permitted along Route 146 and Oakhurst Road totaling nearly 3 MW. All are in a holding process awaiting in part resolution of utility and legislative issues that may affect their economic viability.

RESIDENTIAL



LELAND HILL ESTATES 101 LELAND HILL ROAD

This two phase project consists of 52 single family homes including 12 affordable units. Only 7 of the 36 homes in Phase 1 remain unsold including 2 affordable units. Phase 2 will begin construction in 2016 and will contain 16 homes with 3 being affordable.



VILLAS AT PLEASANT VALLEY BOSTON ROAD/ARMSBY ROAD

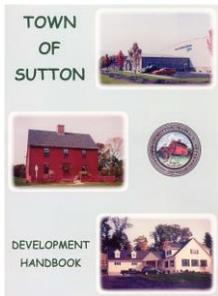
Phase I and nearly all of Phase II of this 111 unit high end condominium development is complete. Site work is underway on the final Phase III off Armsby Road with the first units there expected to be for sale in 2016.



FOREST EDGE AT SUTTON BLACKSTONE STREET

This 84 unit condominium complex featuring 5 affordable units is nearly half complete. After a lengthy delay related to the economy and a lawsuit, finish work on Phase 1 is underway this week and the remaining four units in this phase are expected to be under construction next Spring.

Comprehensive Waste Management Plan Update – The Town is working with Woodard & Curran to complete the update of our Comprehensive Waste Management Plan that will take us through the next 20 years. An updated plan is necessary for sound capital planning as well as potential grant funding and for use in negotiation with developers.



Development Handbook Update – We are in the process of updating our development handbook which is a version of the development process for all types of development in Sutton written in layman terms.

Sign Bylaw rewrite and Village Center Zoning – The Planning Board has directed me to begin the process of establishing committees and setting up start up meetings for these two efforts. They hope to bring proposed changes to Spring Town Meeting if possible, but in no case later than fall Town Meeting.