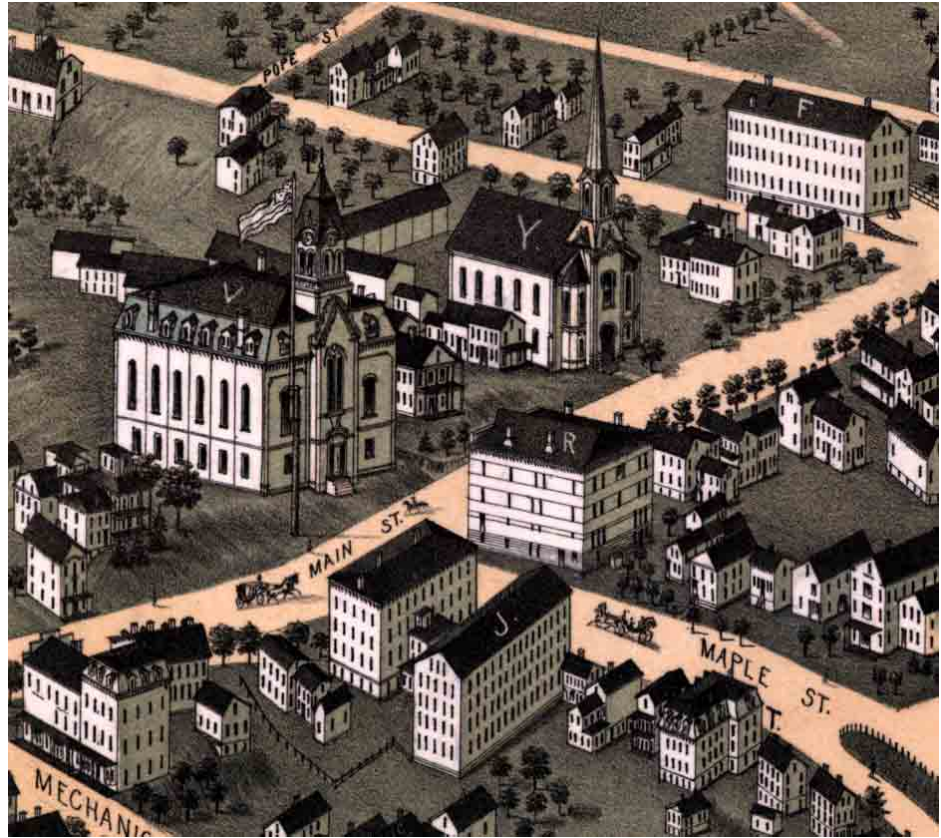


SPENCER TOWN CENTER

PROPERTY ASSESSMENT AND RE-USE PLANNING PROJECT



Prepared for the Town of Spencer, Massachusetts
by Community Preservation Associates
with Benoit Design Group, Clear Path Resolutions,
& Lisa Davis Associates, Real Estate Consultants

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

This report was prepared under a contract with the Town of Spencer and the Pioneer Valley Regional Planning Commission to:

- prepare a data base of Town Center properties needing repair,
- recommend such repairs,
- identify constraints to repairing the properties and
- identify a plan for encouraging such repairs.

In addition, this report contains analysis and recommendations that continue the work of past reports on planning for the future of Spencer's Town Center. This current study is an assessment of 65 properties that need improvements to meet the goals of the prior studies. The properties were chosen by town and regional officials. Both commercial and residential properties are included in this study.

The assessment of the properties consisted of use of secondary material such as assessor's records for each parcel and inventories of infrastructure improvements, documented property contamination records, sales data, bankruptcy records and existence of environmental constraints. This data was supplemented with a primary data collection effort involving external visual inspection of each property. In this, building deficiencies were classified by whether they were serious, major or minor. Conditions noted from external observations were:

- Type of building material.
- Building walls, stairs, porches, balconies and roofs out of plumb, pitched or sagged.
- Cracks or splits in walls, stairs, porches, balconies roofs and foundations.
- Loose or missing base material.
- Surface deterioration of finish and/or base material.
- Evidence of leaks and water damage.
- Broken or cracked windows and windows casings.

The building assessment found that 6 may require demolition, 14 need serious renovation, 36 need minor improvements, and 9 need no action. Two were vacant lots that are available for redevelopment. Among all properties were 22 that would benefit from façade improvements. These are commercial properties, primarily on Main Street.

MARKET CONDITIONS

Both the residential and commercial markets are struggling to recover from the recession that began in 2008. Although the housing market has improved over the past few years, prices are still lower than historical highs of 2007. Moreover, in Spencer the housing market recovery lags behind the region as a whole. The Town Center commercial market is even weaker than the residential market. The lack of sales over the past few years makes it difficult to even assess the market and the few properties that did

change hands were generally through a foreclosure sale. **A poor market in a rising economy offers opportunity for investors.**

ENVIRONMENTAL CONSTRAINTS

There are very few environmental constraints that constrain renewal of the Town Center area. There are some properties affected by these constraints; for example, local and state wetlands regulations. Eight of the properties are within the 100 foot buffer of Muzzy Brook. An additional 7 properties are within 100 feet of a wetland.

Six properties have been listed by the Massachusetts Department of Environmental Protection as “Chapter 21E” sites. Four of these had underground storage tanks that leaked and have been removed and cleaned up. Two had hazardous chemical releases. One has been cleaned up and another has ongoing limitation to the use of a portion of the site.

ZONING

Current zoning regulations allow multi-use buildings and multi-use districts. Past studies have recognized this as a favorable condition that permits the kind of development that will upgrade the Town Center. Those studies recommended that shared parking should be allowed to permit both residential and commercial development to meet some of their parking requirements off-site.

The four zoning districts that cover the center of Spencer are:

- TC: Town Center Zone. This district contains 80% of the 65 properties included in this study.
- VR: Village Residential Zone. This zoning district contains 14% of the properties in this study.
- C: Commercial Zone. Only 6% of the properties in the study are in this zoning district.
- RBOD: Residential Business Overlay Zone. Retail use of a property is allowed by special permit in this overlay district along Pleasant Street north of Main Street. Only 10 study properties are located in this zoning overlay district whose underlying zoning is primarily TC.

HISTORIC DISTRICTS

All but 4 of the selected properties are in one or another of the Historic Districts. Significantly, 42 properties are within the National Register Historic District, making them eligible for substantial Historic Tax Credits. Thirty-one of the properties are listed as State Registered Historic Structures.

The primary constraint to redevelopment of “troubled” properties in Spencer Town Center is the current state of both residential and commercial markets. These markets have led to pessimism on the part of some property and business owners. There is some optimism from some people, partly fueled by efforts the Town is undertaking in improving infrastructure in the area, and partly fueled by taking a broader view of Spencer’s position.

ADVANTAGES OF SPENCER'S TOWN CENTER

Substantial improvements to the infrastructure of the Town Center are underway. In recent years more than \$16.8 million have been spent or are committed to improvements in aged utilities and streets. These improvements will help stabilize and increase some residential and commercial activities. The Town Center contains many of the qualities of a traditional New England small town. There are a variety of residences located within walking distance of the Town Center. The rest of Spencer outside the Town Center is reasonably affluent, with substantial purchasing power. More of these purchases could be made in the Town Center with proper redevelopment and marketing. The Town Center is located at the intersection of State Routes 9 and 31. A significant amount of daily traffic comes through the Town Center, some of which can be captured for sales of goods and services. There is regular bus service from the Town Center to Worcester.

There are some architecturally and historically interesting and important buildings in the Town Center. With proper repair and preservation these can help to attract other uses. The large inventory of vacant and underutilized buildings, while constituting some of the “troubled” properties, can be considered an attraction in the sense that some of the commercial spaces could host “pop-up” spontaneous events and seasonal stores.



IMPLEMENTATION PLAN

An implementation plan for rehabilitating and/or redeveloping property has been developed consisting of the following elements.

- Use of clusters of property, rather than a single property approach, to create more interesting spaces, share off-street parking and obtain better spatial, design and functional relationships between buildings and uses. Several graphics are included in the report to illustrate this concept.
- Establishment of an Economic Development Officer to lead and coordinate redevelopment and rehabilitation efforts.
- Create an information program for property and business owners about financial resources available.
- Town investment to lead the way e.g. the Fire Station and Schools.

- Possible use of the Housing Authority and Vocational School to build a model house from foreclosed property donated by a local bank.
- Use of tax incentives like historic credits and abatements and postponements (as in Tax Increment Finance programs).

The plan will not implement itself. It will take leadership, expanded public staff capacity and volunteer efforts from the private sector to be realized. Those property owners who only want to sell their property should be encouraged to do so to put properties in the hands of owners who want to make improvements. Those owners who want to make improvements should be encouraged to do so in a manner coordinated with overall plans and objectives of the Town.

Follow-up efforts completed by the consultant team are summarized in Appendix 6.

2. PURPOSE OF THE STUDY

The basic purpose of the study is to improve conditions in Spencer's Town Center, in accordance with goals and objectives established in prior studies, namely;

- the 2003 Master Plan,
- the 2008 Planning Assistance for Affordable Housing Study,
- the 2009 Town Center Revitalization Plan and
- the 2013 Spencer Downtown Housing Study.

Improvement in the Town Center will depend on a combination of public and private actions. Public actions, including investments in streets and sidewalks, and water and sewer infrastructure, are recently completed and underway. Private actions include investments by property owners and financial institutions. Many of the private properties qualify for a variety of public funding programs.

The Town of Spencer was awarded funds through the Massachusetts Department of Housing and Community Development's FY2013 Community Development Block Grant (CDBG) Program to undertake a comprehensive Property Assessment and Re-use Planning Project (PARP) to assess 50 to 60 "distressed" properties within the Spencer Community Development Target Area (identical to the Spencer U. S. Census-Designated Place).

These properties selected for the study included those which are abandoned, vacant, substantially underutilized, blighted, and/or in the foreclosure process. Using these general criteria 65 properties were chosen for inclusion in the study. After evaluating site constraints/ opportunities, community preferences, and potential reuse costs, re-use recommendations were developed for each site. An ad hoc project committee consisting of Town staff and key partners from the Pioneer Valley Planning Commission assisted in the identification of financing strategies and programs for re-use/redevelopment. Upon completion of the PARP study and this final report, the town expects to be able to move toward formal implementation of the plan's recommendations.

The study has been conducted under the direction and monitoring of the Pioneer Valley Planning Commission (PVPC) and Town staff, serving on the ad hoc project committee. Under their direction Community Preservation Associates staff assessed these 65 identified properties, developed re-use options and created a redevelopment strategy which involves the banking, real estate and development communities and is intended to lead towards the productive re-use of these properties. Re-use outcomes are expected to include the creation of affordable and market rate housing, removal of slum and blighted conditions, an increase or decrease in unit density, the preservation of historic building character, and promotion of neighborhood redevelopment.

PROJECT AREA

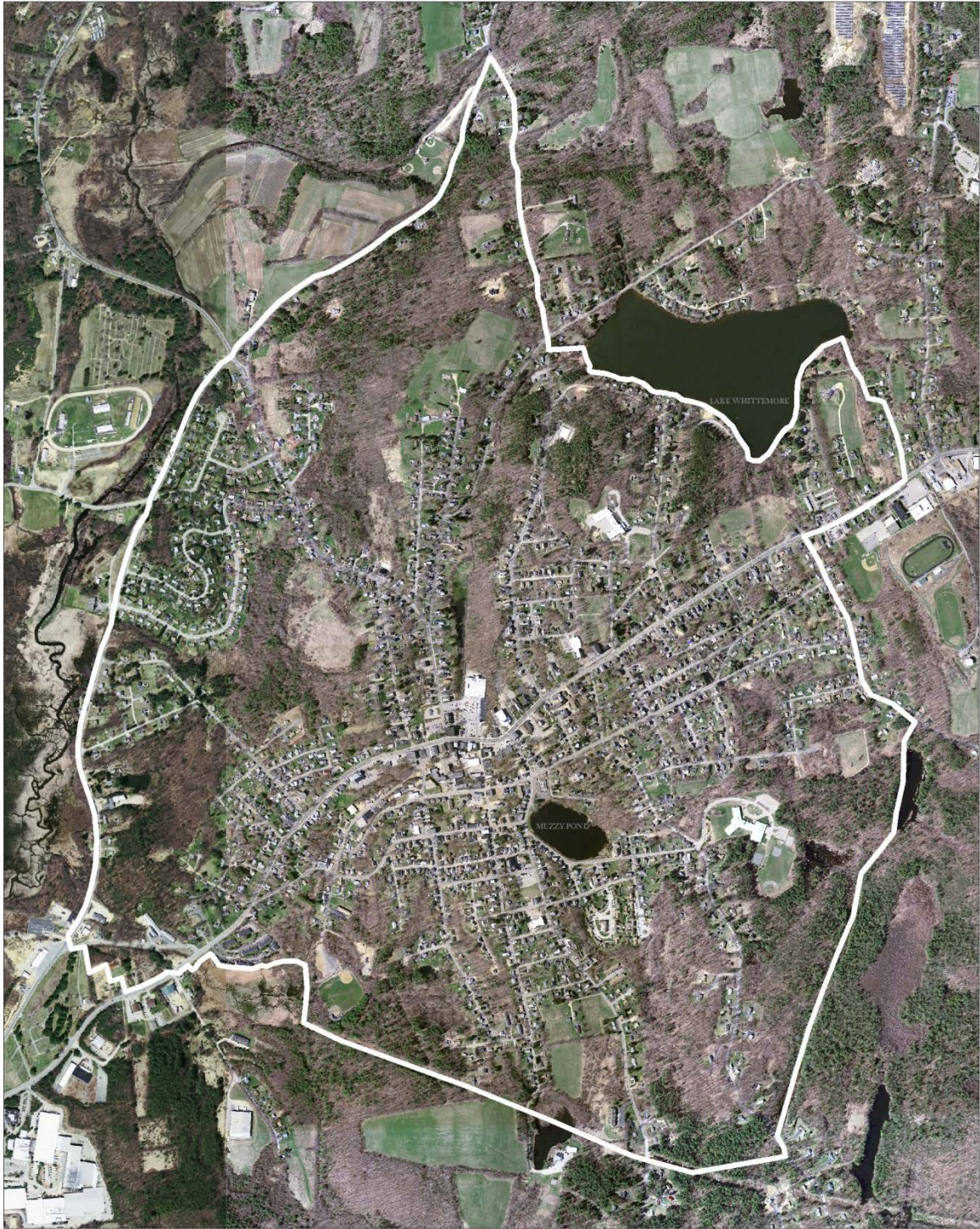
The project area is shown on an aerial photograph, Figure 2.1. As mentioned, the U. S. Census Bureau definition of the Spencer Designated Place was used to define the project area. This facilitates use of U. S. Census data to describe demographic and market conditions in the project area. The area contains all of what is normally considered Downtown Spencer, as indicated by the fact that all of the Town Center Mixed Use and Village Residential Zoning Districts are in the study area. A map showing the location of the 65 study properties is shown on the page following the aerial photo. The project area contains about one-half of the population of the Town of Spencer. It also contains most of the town's businesses. There is a significant difference in average annual household income between the study project area and the town as a whole. The average annual household median income in the project area was \$48,006 (in 2013), while that figure for the town as a whole (including the project area) was \$60,197 according to the American Community Survey for 2013 of the U. S. Census Bureau.

Selected PARP properties identified by address are listed below.

Table 2.1: List of Selected Properties

Address	Address	Address
42 Main Street	22 Pleasant Street	20 Mechanic Street
64 Main Street	31 Pleasant Street	24 Mechanic Street
95 Main Street	52 Pleasant Street	25 Mechanic Street
106 Main Street	54 Pleasant Street	31 Mechanic Street
120 Main Street	5 Maple Street	37 Mechanic Street
124 Main Street	11 Maple Street	14 Pleasant Street
126 Main Street	16 Maple Street	15 Pleasant Street
134 Main Street	38 Maple Street	16 Pleasant Street
136 Main Street	7 Cherry Street	18 Pleasant Street
138 Main Street	10 Cherry Street	19 Pleasant Street
140 & 142 Main Street	11 Cherry Street	20 Pleasant Street
141 Main Street	26-34 Chestnut Street	17 Cherry Street
144 Main Street	36 Chestnut Street	15 Wall Street
148 Main Street	43 Chestnut Street	24 Wall Street
170 Main Street	49 Chestnut Street	59 -61 Wall Street
200 Main Street	51 Chestnut Street	21 Valley Street
1 Linden Street	53 Chestnut Street	22 Valley Street
10 Chestnut Street	60 Chestnut Street	23 Pearl Street
22 Chestnut Street	63 Chestnut Street	26 Elm Street
24 Chestnut Street	71 Chestnut Street	1 Water Street
26 Chestnut Street	18 Mechanic Street	Wall Street
		High Street off

Note: There are 65 property addresses shown in this list. Some properties had more than one building, and some were vacant lots.



Property Assessment and
Re-use Planning Project
Spencer Downtown Target Area

Figure 2.1: - Aerial Photo of Project Area

PROJECT SCOPE AND CRITERIA FOR PROPERTY INCLUSION

The project scope includes visual external inspection of selected properties and inspection of public written records such as tax assessment and financial and permitting documentation. The criteria and process for identifying and including properties in the study are as follows. Properties are identified as those which are abandoned, vacant, substantially underutilized, blighted, and/or in the legal financial foreclosure process.

PRELIMINARY SITE LIST¹

As part of its FY13 Community Development Block Grant (CDBG) application, Spencer performed a limited preliminary survey and reconnaissance of the PARP plan area to identify properties that are vacant, abandoned and/or in foreclosure status, using data from local departments (assessor, fire, and building) and the town's 2009 Downtown Revitalization Plan as sources. This limited assessment identified over 100 potentially distressed properties. Most of these properties are residential, but a substantial portion is mixed-use, commercial/retail, or industrial. The PARP ad hoc project committee worked with the consultant team to narrow this preliminary site list down to final number of sites to be evaluated in depth.

DEVELOPMENT OF REVISED LIST

The list of properties from the initial grant application was first reviewed to select an initial list of 29 properties through discussions with Town Officials (Health Director, Building Inspector, and Town Planner) as well as input from the Pioneer Valley Planning Commission. This initial list included properties with known building code and/or health regulation issues, or properties that appeared to be in poor condition based on visual observation.

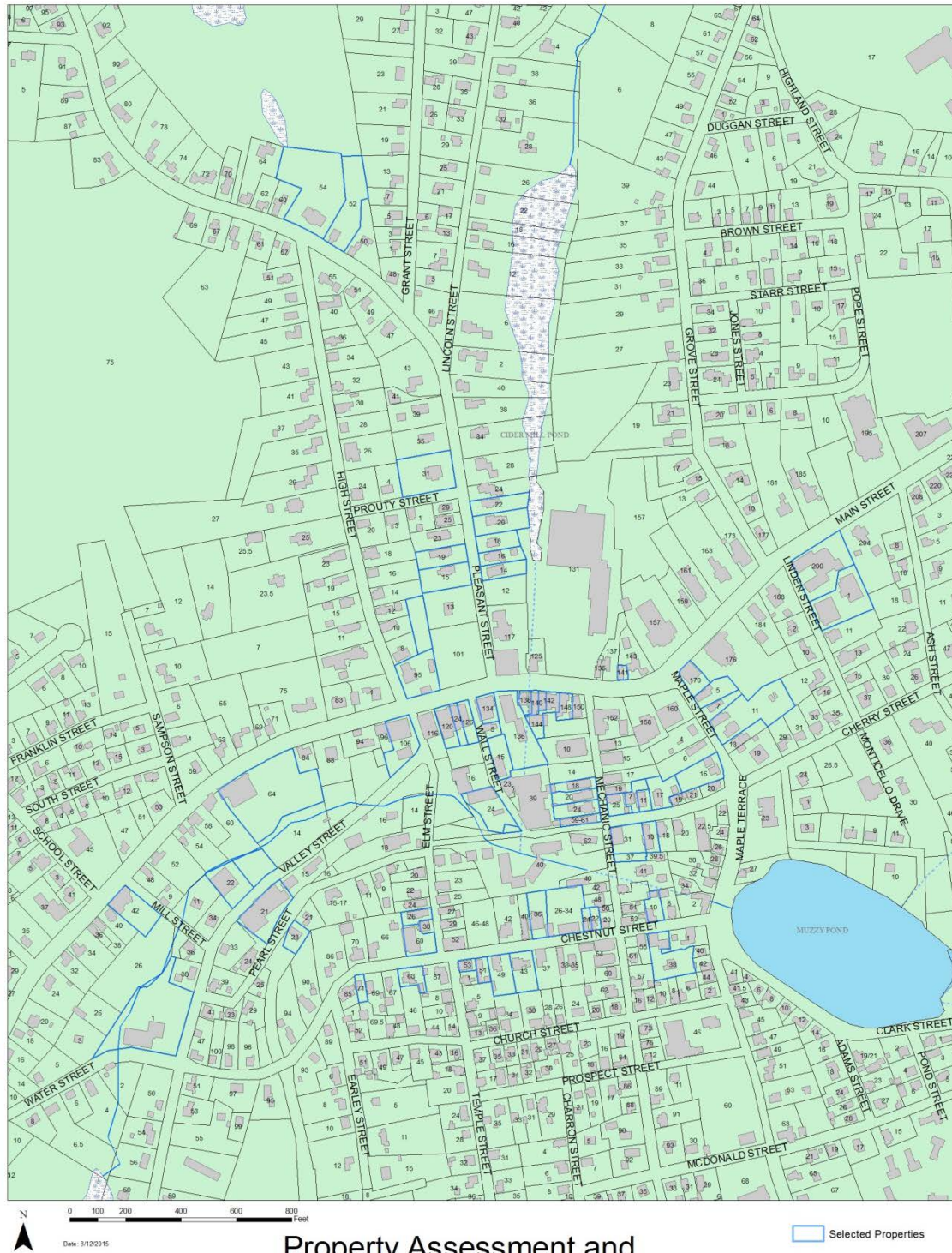
Over the summer, the PARP Project Committee met and expanded the list of properties, reviewing site photographs, assessors' information, parking availability, and information gathered by the project consultant team. In addition, the Town Administrator and Superintendent of Utilities and Facilities visited the study area in August to review all properties and make suggested additions and deletions. At a PARP Committee meeting on 9/11/2014, the list of properties was finalized.

GENERAL SELECTION CRITERIA

Throughout the selection process, the following general considerations were used to select properties:

- Prioritize abandoned, dilapidated, or underutilized buildings (identified through direct observation, listed in 2008 study as in poor condition, or marked by Fire Department as non-entry buildings)
- Include Town-owned properties that are vacant or underutilized

¹ Material taken from a memo by Spencer Town Planner Michelle Buck titled Process to Select Sites for PARP



- Focus on the Spencer Town Center portion of the study area
- Include Main Street parcels, with intent to encourage redevelopment and improvements in coordination with the Main Street Reconstruction Project that will involve new roadway, sidewalk, pedestrian, bike, and transit improvements
- Concentrate on properties that relate to other planned Town roadway improvements (e.g. Mechanic Street, Chestnut Street, Water Street, High Street and Main Street
- Include properties with potential for improvement with future Housing Rehabilitation Program funds

PRIOR STUDIES

There are several studies that were conducted earlier that dealt with Spencer's Town Center. They are the 2003 Community Townwide Master Plan, a study in 2008 titled Planning Assistance for Affordable Housing, the 2009 Spencer Downtown Revitalization Planning Project, 2014 Spencer Town Center Priority Development Area Study, and the 2013 Spencer Downtown Housing Study. Goals and objectives for, and observations about, the Town Center area from each of the studies can be found in Appendix 1.

RECENT PARKING STUDY

There is also a Downtown Spencer study recently completed by the Central Massachusetts Regional Planning Commission that focused on parking that will help achieve overall development goals in the Town Center, and specifically aid in the redevelopment of the Sugden Block². Eight parking areas were evaluated as possible contributors to the viability of the Sugden Block. Four of these have been recommended for further action to be developed as parking areas, and two existing parking areas have been recommended for conversion to shared parking, provided that the Town's Zoning Bylaws are amended to permit shared parking to meet site development parking requirements. Finally, one vacant area is recommended for development as open space combined with some parking.

² Spencer Town Center PDA (Priority Development Area) Study, Central Massachusetts Regional Planning Commission, 2014

3. ACTIVITIES OF THE PARP STUDY

This study included a number of specific activities.

INVENTORY OF EACH PROPERTY

After the properties were selected an inventory of them was performed. The inventory consisted of assembling information available from secondary sources and conducting visual field surveys of each property. Secondary source material included Town assessors' records which included photos of most of the properties. These photos were supplemented with photos taken in the field at the time of visual inspection. Other secondary sources included inventories of infrastructure improvements, documented property contamination records, sales information, bankruptcy records and existence of environmental constraints. The assessors' records were particularly useful because they contain sets of comprehensive information.

The assessments of building conditions were conducted in the field and concentrated on building deficiencies. A check list of conditions that could be observed externally was used as the primary field research instrument. Building deficiencies were classified as to whether they were:

- **Major** – critical structural damage that is correctable only by major repairs
- **Serious** – defects seriously affecting structural soundness or non-structural defects correctable by investment beyond normal maintenance practices
- **Minor** – structural and non-structural conditions correctable by investment within normal maintenance practices

Conditions noted from external observations were:

- Type of building material
- Building walls, stairs, porches, balconies and roofs out of plumb, pitched or sagged.
- Cracks and splits in walls, porches, balconies, roofs and foundations
- Loose and missing base material
- Surface deterioration of finish and/or base material
- Evidence of leaks and water damage
- Broken or cracked windows and window casings

These items were scored on a six point scale and notations were made as to whether they comprised over five percent of a building's surface, and whether two or more surfaces were affected.

DISCUSSIONS WITH PROPERTY OWNERS/TENANTS

Discussions were held with some property and business owners. These discussions were focused on any problems the owners had in using their properties and obtaining any permits that were required. Property and business owner's attitudes about doing business and maintaining property in Spencer

were discussed. Some owners were optimistic and some were pessimistic. Some simply wanted to sell their properties and not be bothered about improving them.

PUBLIC MEETINGS TO PRESENT FINDINGS AND GET REACTIONS

The Board of Selectmen held three public workshops to discuss the Property Assessment and Re-use Planning Project. The first meeting was held on June 16, 2014 in the Selectmen's Meeting Room in Town Hall. The meeting was attended by about 35 to 40 interested residents. It included:

- the purpose of the project
- a short presentation of major issues to be addressed
- a brief review of recent Town investments in the Town Center
- a discussion of needs for information and procedures for collecting data
- a discussion about hopes for the future of the Town Center
- a discussion of publicity about the project – how to keep informed
- a listing and discussion of possible actions to support those hopes
- a discussion of criteria for selecting the properties to be further studied, and
- a description of next steps and schedule



A second meeting, also held in the Selectmen's Meeting Room, was held October 29, 2014. It included:

- a brief review of project purpose and objectives
- a review of progress on the study including
 - selection of properties
 - site and regulatory assessment, including
 - infrastructure
 - zoning
 - historic status of properties
 - ownership
 - environmental constraints
 - real estate market assessment
- a description of progress on the architectural/ structural assessment of the selected properties

- a listing of some preliminary reuse ideas and implementation tools
- a listing of funding sources
- an invitation for follow-up meetings with owners/residents

A third meeting, also held in the Selectmen's Meeting Room, was held March 23, 2015. It was attended by approximately 25 interested residents. It included:

- a brief review of project objectives and the process to select and evaluate properties, including
 - Town investments in improving infrastructure in the town center
 - property selection criteria
- a summary of the architectural assessment of the 65 selected properties, including
 - sample of assessment forms
 - sample of assessment results
- a summary of the site and regulatory assessment, including
 - infrastructure
 - zoning advantages, disadvantages, and recommended changes
 - historic districts
 - ownership
 - environmental constraints
- a summary of the real estate market assessment, including
 - opportunities and obstacles
- a summary of re-use options and recommendations, including
 - regulatory changes
 - strategies for owners
 - financial/tax opportunities
- a summary of implementation recommendations, including
 - recommendations for specific "packages" of properties
 - redevelopment of specific properties
 - façade improvement program
 - financial/tax incentive programs
 - zoning change recommendations
 - parking and pedestrian environment improvements
 - economic development initiatives
- a summary and example of recommendations for each property
- an invitation for suggestions for moving forward

The Chairman of the Board of Selectmen, Anthony Pepe, expressed enthusiastic support for carrying forth the objectives of the project and suggested efforts to contact some key property owners to try to revive some organizational efforts to carry out the recommendations. A summary of follow-up meetings with some key owners is in Appendix 6.

4. OPPORTUNITIES AND OBSTACLES

The Spencer Town Center contains many of the qualities of a traditional New England Town Center. It has a commercial core that contains the key civic structures as well as many of the shops and services required for everyday living. Located along Main Street and the connecting streets is a supermarket, a pharmacy, numerous restaurants, banks, a variety of services, small offices and a library. Located within a short walking distance to the Town Center are a variety of residential structures ranging from multistory apartment buildings to single family. The Town Center is home to numerous historic structures and the entire Town Center is, in fact, a designated federal historic district. The Town Center contains several businesses that draw from a regional market among them Whitco Appliance and Five Loaves Bakery. There is regular bus service between the Town Center and Worcester, a major employment hub in the region. Additionally the Town Center is located at the junction of Routes 9 and 31 with Route 9 being a major east – west road running from Boston to Western MA.

Despite the many physical and economic advantages, the Spencer Town Center faces a number of obstacles and challenges that must be overcome if Town Center is to remain a focal point of Spencer. The lack of private investment is one of the key obstacles that must be addressed. Given the relatively weak real estate market, this is a difficult hurdle to overcome. However the implementation strategy recommended in this study identifies some key steps that should be undertaken in order to facilitate and spur private investment in the Town Center.

KEY OPPORTUNITIES

There are several opportunities in Spencer that are key to achieving the revitalization of the Town Center.

LARGE INVENTORY OF VACANT AND UNDERUTILIZED PROPERTIES

The Town Center has large inventory of historic structures that are vacant or only partially occupied. Although most of the storefronts along Main Street are occupied, many of the storefronts on the connecting streets are vacant. Much of the upper floors are vacant or partially vacant. While this condition is a result of the lack of investment and the weak market, this situation now presents the Town of Spencer with an opportunity to reinvent the Town Center. As identified in the implementation strategy, the town needs to allocate resources to hiring someone that can work with the individual property owners to help them better market their properties. There are many creative approaches towns throughout New England have used to reinvent their downtown. The use of seasonal or “pop up” stores (temporary stores) is one such approach. Many retailers are hesitant to sign a long term lease when they do the majority of their business between September and Christmas. Encouraging landlords to allow their vacant space to be used for 1-3 months to showcase local crafts or local fare has proved to be an effective strategy for bringing more people into a downtown and thus starting down the road towards a more permanent renewal.

MARKET FUNDAMENTALS / MARKET DEMAND

The Town Center currently contains a variety of retail stores and services including a supermarket, a pharmacy, banks and several restaurants. Although the Town Center has suffered from a lack of investment over the years, it does still contain many of the stores and services necessary for a healthy downtown. Additionally, a retail gap analysis undertaken by FXM Associates as part of the Spencer Town Center Report identified demand for a variety of retail and service facilities including small electronic stores, restaurants, clothing and office supply stores.

HIGH TRAFFIC VOLUMES ON MAIN STREET (ROUTE 9)

The high traffic along Route 9 is an asset as it makes it easier to bring people to the Town Center. Although safety and congestion are of concern, they can be addressed through design solutions.



NUMEROUS HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

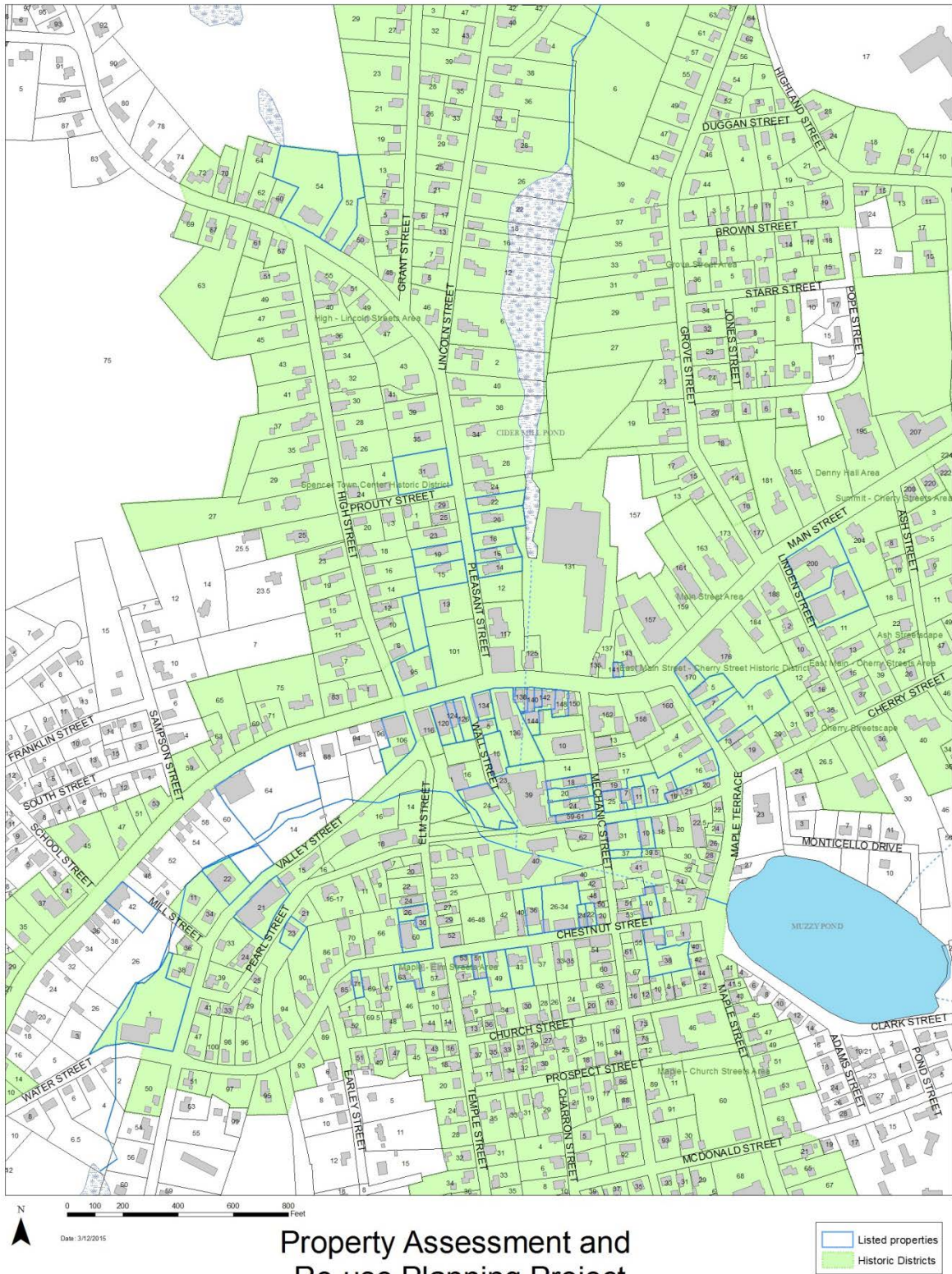
The Town Center contains numerous structures that are architecturally significant including the Spencer Town Hall, the library, the Sugden Block, 172 Main Street as well as several properties along Mechanic and Cherry Streets. Efforts should be made to preserve and enhance these structures. Federal and State historic tax credits can be used to lower the cost of money required to upgrade these properties.

HISTORIC DISTRICTS

All but four of the selected properties are in one of the Historic Districts within the Town. More importantly 42 of the 65 selected properties are within National Register Historic Districts, making them eligible for significant Historic Tax Credits. The property database in the appendix indicates the historic status for each property. Thirty one of the selected properties are also listed as State Registered historic structures.

TOWN CENTER HISTORIC DISTRICT

The Spencer Town Center Historic District was placed on the National Register in 1986. An adjacent district, the East Main Street – Cherry Street Historic District, was listed in 1996. The Spencer Town Center Historic District boundary increase adds properties on eight streets to the existing historic district: Pleasant, High, Prouty, Grove, Mechanic, Cherry, Wall and the north side of west Main Streets.



The additional area is contiguous to the district adding to the west, north and south of it. The boundary extension includes residential streets that developed during the town's industrial boom in the 1870s through the 1890s. These streets housed industrialists, businessmen, workers and their families in the Town Center's factories and stores. The extension is also intended to incorporate the depot, industry factories and stores on the south side of the district on Wall, Cherry and Mechanic Streets. The properties of the boundary extension maintain the same standards of design and construction of the previously increased district.

The residential streets Grove, Pleasant, Prouty, High, and Main are quintessential mid-to-late 19th century, small town streets. They are lined with stylistically distinguished frame houses, and three brick schools, uniformly set slightly back and shaded by rows of mature street-side trees. The houses are in a moderate to good state of preservation. One of the most impressive features is the general absence of artificial siding and inappropriate replacement windows.

The commercial streets Cherry, Wall, and Mechanic are once again mid-to-late 19th century streetscapes with a mix of light industrial and commercial, masonry, and frame buildings. Here buildings are set close to the street line and there are no trees. Buildings are a mixture of party wall and stand-alone construction and in some cases there are rather large side lots retaining the area's 19th century appearance. They are moderately well preserved; original and early storefronts remain and original building uses have been sustained. There are only two apparently vacant buildings; the rest are occupied and have attracted business.

The area of the boundary increase encompasses marked topographic changes in the landscape that have shaped the district's development over time, and today contribute to its varied and interesting character. The area is bounded on the northeast by an impounded stream that flows from Whittemore Lake across the extension area in a southwesterly direction. Pleasant Street runs parallel to the stream. The low land traversed by the stream rises abruptly on the west to a 900' high hill and on the east more gradually to a second hill. High Street rises across the crest of the west hill and Main Street rises as it progresses towards the east. Grove Street rises to the north on this extended hill area. The land slopes downward on the south side of Main Street to rise again beyond the district extension. Mechanic, Cherry and Wall Street's roughly follow the contours of a bowl-shaped area. As a result of this varied topography, the hills attracted residential construction, and the bowl-shaped area with its stream became the site of industry.

Buildings in historic districts may also be subject to a higher level of review before alteration to assure that the historic character of the district is maintained. This review can be viewed by some as a constraint, but the potential financial benefits of the tax credits outweigh the trouble that may be posed by the additional review.

LARGE NUMBER OF RESIDENTIAL AND MIXED USE STRUCTURES WITHIN AND ADJACENT TO THE TOWN CENTER

One of the critical components of a successful downtown is being a place where people eat, shop and sleep. One of the strengths of the Spencer Town Center is the large number of residential structures located within and adjacent to the Town Center. These structures range from privately owned single and tow family homes to multi story apartment buildings. This provides a readymade market for the shops and services.

COMPLETED AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The Town of Spencer is making significant investments to upgrade aged utilities and enhance the streetscape. More than 16.8 million dollars have been spent or are committed to these improvements. A summary of these improvements is listed below in Table 4-1.



Table 4-1: Recently Completed and Planned Infrastructure Improvements

Recently Completed

Maple Street Reconstruction from Main Street to Vista Lane	\$2,100,000
Maple Street Sewer & Water upgrades	\$500,000
Water Street Sewer upgrades	\$100,000
Elm Street bridge replacement	\$440,000
Memorial Town Hall improvements	\$1,100,000
Water separation and infrastructure improvement	\$7,400,000
Langevin St., Mechanic St., and Chestnut St. water upgrades	\$180,000
Water Street reconstruction	\$180,000
Adams Street and Clark Street reconstruction and pedestrian improvements – Maple to Ash Street	\$400,000

Scheduled for 2015 - 2017

Mechanic Street reconstruction and pedestrian improvements – Main to Chestnut Street(2015)	\$500,000
Prospect, McDonald, Charron, Langevin, and Pleasant View Streets – roadway reclamation (2016)	\$250,000
Chestnut Street Reconstruction (2016)	\$800,000
Main Street reconstruction (2016)	\$3,700,000

KEY OBSTABLES/CHALLENGES

As discussed above, the Town Center has many advantages. It is the traditional heart of the community; it has many historic structures and is located at the crossroads of two major roads. However, economic conditions, age of many structures, and in some cases both private and public neglect have resulted in decline. In order to stem or reverse this decline, there are several obstacles or challenges which must be overcome. Doing so will not be an easy task and will require a firm commitment on the part of both the public sector as well as key stakeholders in the community. Some of the key challenges which must be overcome are identified as follows:

WEAK REAL ESTATE MARKET

Both the residential and commercial markets are struggling to recover from the recession. Although the housing market has improved over the past few years, prices are still off from the historical highs of 2007. Recovery of Spencer's housing market lags behind the region as a whole. The Town Center commercial market is even weaker than the residential market. The lack of sales over the past few years makes it difficult to even assess the market and the few properties that did change hands were generally through a foreclosure sale. A more complete analysis of the real estate market can be found in Appendix 2.

NEGATIVE PERCEPTION TOWARDS THE TOWN CENTER

As highlighted at the public forums, there is a perception among residents of Spencer that the Town Center suffers from a lack of investment. There is a sense that Town Center does not offer high quality merchandise and that there really is no reason for residents to shop downtown. There is also a perception on the part of business owners that the Town Center lacks sufficient parking.

BUILDING APPEARANCES

Many of the buildings have been neglected and are in need of major rehabilitation. Many of the storefronts can be enhanced and signs can be updated. The lack of private investment is further compounded by a lack of public investment in the streetscape.

CIRCULATION ISSUES

The side streets are difficult to navigate in that several of them are one way, are very steep and narrow. The re-alignment of Pleasant Street will help alleviate some of these issues but additional circulation improvements are warranted.

ENVIRONMENTAL CONSTRAINTS

In fact, there are very few environmental constraints that play any role in constraining renewal of the downtown area. Still it is important to acknowledge that there are some that present challenges for some properties. The property database in the appendix indicates the environmental constraints status for each property.

WETLANDS REGULATIONS

Local and State wetlands regulations affect several of the selected properties. Eight of the properties are within the 100-foot buffer of Muzzy Brook and would be required to file with the Conservation Commission and have their review for potential impacts on the waterway. An additional 7 properties are within 100-feet of a wetland and would also be required to submit a Notice of Intent with the Conservation Commission.

RIVERS PROTECTION ACT

Another 8 properties are within the 200-foot buffer created by the Rivers Protection Act and would also be subject to review by the Conservation Commission. The review is intended to protect of public and private water supply, groundwater supply, wildlife habitat, and to provide flood control, storm damage prevention, prevention of pollution, and protection of fisheries. The law also establishes the policy of the state to protect the natural integrity of rivers and to encourage and establish open space along rivers.

HAZARDOUS MATERIALS

Six properties have been listed by the Massachusetts Department of Environmental Protection as “Chapter 21E” sites. Four of these had underground storage tanks for heating oil that leaked and have been removed and cleaned up. Two had hazardous chemical releases. One of these has been cleaned up and another has on-going limitations to the use of a portion of the site.

ZONING

Zoning is generally viewed as a constraint on all kinds of development. Current zoning regulations in Spencer allow multi-use buildings and multi-use districts. This is a favorable condition for downtown revitalization. Past studies have recognized that current zoning permits the kind of development that will upgrade the Town Center; with the exception that shared parking should be allowed. Definitions and intent of the four zoning districts in the downtown area as stated in the zoning bylaws are as follows.

3.1.4 VR – VILLAGE RESIDENTIAL

This area encompasses the denser residential development in the core area surrounding downtown Spencer, and includes a substantial amount of duplex and multi-family housing. There are small neighborhood-oriented business establishments mixed into this area, as well as establishments geared to serving the population, such as churches.

3.1.5 TC – TOWN CENTER MIXED USE

This district encompasses downtown Spencer and includes a mixture of business, service, and residential uses. The district regulations are designed to encourage a vibrant area where people can shop, eat, conduct business and live in a pedestrian friendly environment.

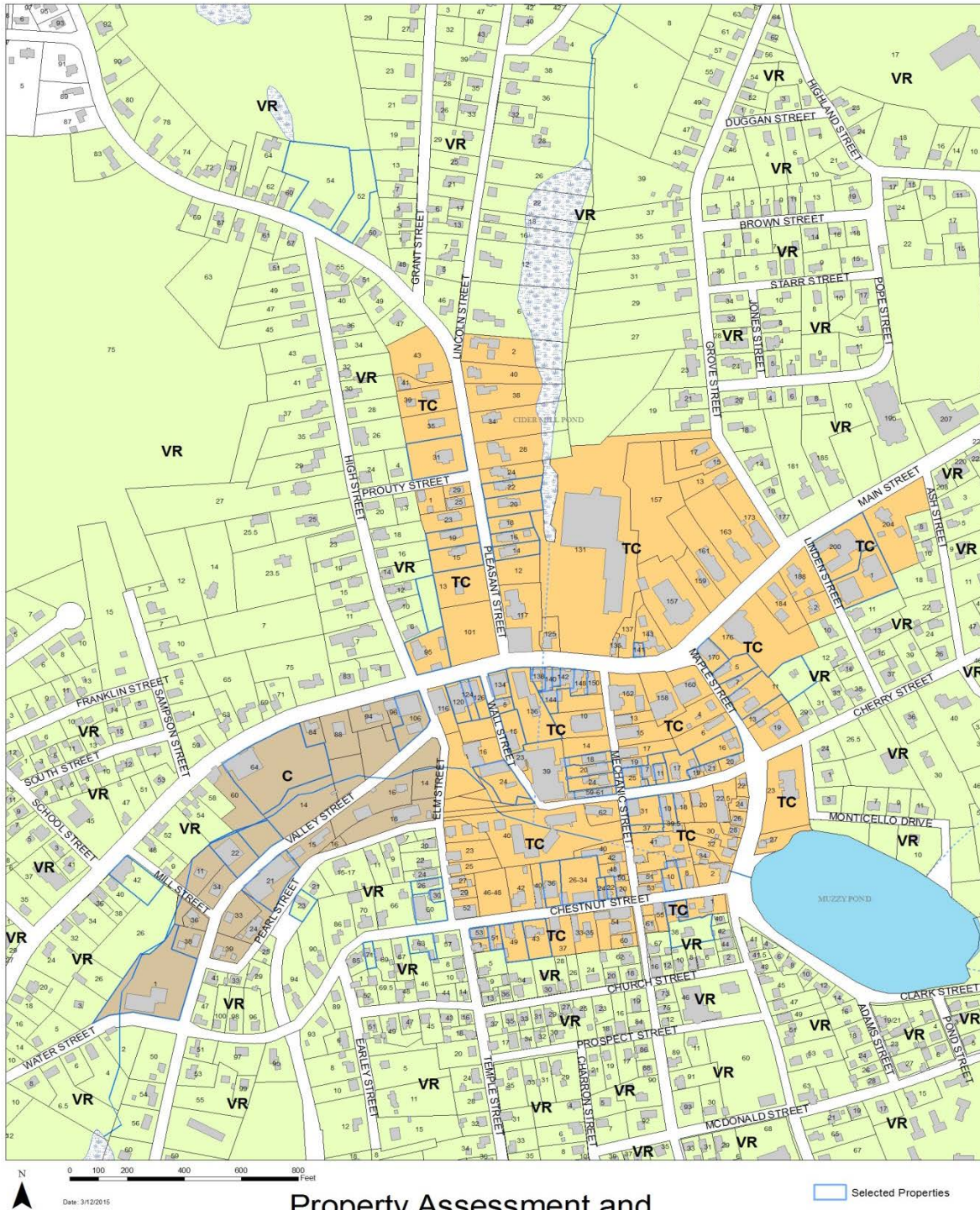
3.1.6 C - COMMERCIAL

This district includes commercial uses which are larger and typically draw from a wider region, along with more intense uses than are permitted in the Local Business district. The Commercial district provides for moderate- to high- intensity commercial development, especially office and general retail development.

3.4.3 RBOD – RESIDENTIAL BUSINESS OVERLAY DISTRICT

This overlay zone permitting retail uses of residential property was established in 1997. The overlay zone extends northward along Route 31 (Pleasant Street) from Route 9 (Main Street) to the Paxton Town Line and extends 200 feet from the highway layout (edge of the right-of way) of Route 31 on either side of the roadway. The following provisions govern retail uses in this overlay district.

1. Retail use of a property shall be permitted by special permit from the Zoning Board of Appeals provided the following criteria are met:
 - a. The use must be accessory to an owner-occupied residential dwelling, where the home owner is also the business owner and primary producer of the product being sold;
 - b. The retail use shall be allowed in the principal and/or an accessory structure;
 - c. The retail use (sales plus storage areas) shall not exceed 35% of the gross square footage of the principal structure, and the retail sales area shall not exceed 800 square feet; and
 - d. A minimum of 50% of all retail items shall be produced on the premises.
2. Such allowed uses in Residential Business Overlay District shall be in addition to all legal uses as defined in the underlying zoning district.



Property Assessment and
Re-use Planning Project

Spencer Downtown Target Area

Figure 4.2 - Spencer Town Center Zoning

5. SUMMARY OF FINDINGS FOR PROPERTIES

Based on the structural assessment, the study properties may be grouped by general conditions and recommended treatments. They may also be grouped by street clusters. The following tables show the condition assessment and general treatments for each property in these clusters. More detailed descriptions of each property, its treatment recommendation, and cluster will be found in the next section.

RECOMMENDED PROPERTY TREATMENTS

There are a number of means to improve properties in Spencer's Town Center. Most rely on some degree of motivation from owners. Many of the owners we spoke with during the study were primarily interested in selling. This could be a way of ownership turnover that would result in attracting more motivated owners.

The following describes strategies we have recommended in the section on individual properties (Sections 5 and 6).

NO ACTION

We have recommended "No Action" for a few properties that do not appear to be a detriment to the Town Center. All of these properties had very few minor deficiencies in the architect's assessment of their exteriors. Some that are owner-occupied 1 and 2 family residences may qualify for the Residential Rehabilitation Program.

MINOR RESIDENTIAL REHABILITATION

We have recommended "Minor Residential Rehab" for both owner-occupied and tenant occupied residences and apartment buildings. All of these structures had mostly minor or a few serious deficiencies in the architect's assessment of their exteriors. In some cases we have recommended "Major Residential Rehab" for larger multi-family apartment buildings. Again some that are owner-occupied 1 and 2 family residences may qualify for the Residential Rehabilitation Program.

A minor residential rehabilitation may consist of window replacement, new siding, insulation, new heating system, and etc... An average square foot cost would likely be in the \$50.00 to \$75.00 range.

MAJOR RESIDENTIAL REHABILITATION

"Major Residential Rehab" has been recommended for both owner occupied and tenant occupied residences and apartment buildings that had serious or major deficiencies in the architect's assessment of the structure's exterior and in some cases for larger buildings with minor deficiencies.

The scope of a residential gut rehabilitation project would consist of the complete demolition of the existing building systems (electrical wiring, plumbing, mechanical, windows, siding, etc...) down to the structural studs. An estimated square foot cost for this type of rehabilitation would likely be in the \$125.00 to \$150.00 range.

MINOR COMMERCIAL REHABILITATION

“Minor Commercial Rehab” has been recommended for commercial and mixed use buildings with minor deficiencies in the architect’s assessment of the structure’s exterior condition.

A minor commercial rehabilitation may consist of a storefront renovation; masonry repointing, re-roofing, and etc... A typical cost per square foot would likely be in the range from \$70.00 to \$100.00.

MAJOR COMMERCIAL REHABILITATION

“Major Commercial Rehab” has been recommended for commercial and mixed use buildings with serious and major deficiencies in the architect’s assessment of the structure’s exterior condition.

Similar to the residential gut rehabilitation, a major commercial rehabilitation would demolish all existing mechanical and electrical systems and replace existing elements of the building envelope and interior. A range of \$150.00 to \$200.00 plus cost per square foot could be expected.

DEMOLITION “DEMO”

We have recommended demolition for a few structures that have major deficiencies in the architect’s assessment of the structures exterior condition.

In some cases we have recommended Major Rehabilitation or Demo, particularly for historic structures that we would prefer to have saved as they make a considerable contribution to the character of the Town Center. In those cases Demo would be the last resort.

MAIN STREET

The Main Street cluster includes the buildings along Main Street and 1 Linden Street. Many of these buildings have mixed commercial and multi-family residential uses.

Main Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
42 Main	Minor	Minor Commercial/Mixed Rehab & Façade Program	C, D
64 Main	Serious	Major Commercial Rehab & Façade Program	A, C, D,
95 Main – Bldg. 1	Minor	Minor Residential/Mixed Rehab & Façade Program	B, D,G, H, L, M, O, R, T, V, W, X, AA

Main Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
95 Main – Bldg. 2	Minor	Minor Commercial Rehab & Façade Program	B, D
95 Main – Bldg. 3	Minor	Minor Commercial Rehab & Façade Program	B, D
106 Main	Serious	Major Residential/Mixed Rehab & Façade Program	A, B, C, D, F,G, H, J, L, M, N, O, R, T, U, V, W, X, AA
120 Main	Minor	Minor Commercial Rehab & Façade Program	C, D, F
124 Main	Minor	Minor Residential/Mixed Rehab & Façade Program	B, D, F,G, H, M, N, O, R, T, U, V, W, X, AA
126 Main	Minor	Minor Residential/Mixed Rehab & Façade Program	A, B, C, D, F,G, H, J, L, M, N, O, R, T, U, V, W, X, AA
134 Main	Serious	Major Residential/Mixed Rehab & Façade Program	A, B, C, D, F,G, H, M, N, O, R, T, V, W, X, AA
136 Main	Serious	Major Residential/Mixed Rehab & Façade Program	A, B, C, D, F,G, M, N, O, R, T, U, V, W, X, AA
138 Main	Serious	Major Commercial/Mixed Rehab & Façade Program	A, B, C, D, F,G, H, M, N, O, R, T, U, V, W, X, AA
140 Main	Serious	Major Commercial Rehab & Façade Program	B, C, D, F,G, H, M, N, O, R, T, U, V, W, X, AA
141 Main	Minor	Minor Residential Rehab & Façade Program	F, H
142 Main	Serious	Major Commercial Rehab & Façade Program	A, B, C, D, F,G, H, M, N, O, R, T, U, V, W, X, AA
144 Main	Major	Major Commercial Mixed Rehab & Façade Program	A, B, C, D, F,G, H, M, N, O, R, T, U, V, W, X, AA
148 Main	Minor	Minor Commercial/Mixed Rehab & Façade Program	C, D, F
170 Main	Serious	Major Commercial Rehab & Façade Program	A, B, C, D, F
200 Main	Serious	Major Commercial/Mixed Rehab & Façade Program or Demo	A, B, C, D, F,G, H, M, N, O, R, S, T, U, V, W, X, AA
1 Linden – Bldg. 1	Serious	Demo or Major Residential/Mixed Rehab	A, B, C, D, F,G, H, M, N, O, R, S, T, U, V, W, X, AA
1 Linden – Bldg. 2	Serious	Demo or Major Residential/Mixed Rehab	A, B, C, D, F,G, H, M, N, O, R, S, T, U, V, W, X, AA

CHESTNUT STREET

The Chestnut Street cluster includes the buildings along Chestnut Street. Many of these buildings are 1 and 2-family residential or multi-family residential. There are also a few commercial/mixed use buildings.

Chestnut Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
10 Chestnut Street	Minor	Major Residential Rehab	B, D, F, G, H, O, P, Q, R, T, U, V, W, AA
22 Chestnut Street	Minor	Minor Residential Rehab	F
24 Chestnut Street	Minor	Minor Residential Rehab	F
26-34 Chestnut Street	Minor	Minor Residential Rehab	F
36 Chestnut Street	Minor	Major Commercial Rehab	A, C, D, F
43 Chestnut Street	Minor	Minor Residential Rehab	F
49 Chestnut Street	Major	Major Residential Rehab	F
51 Chestnut Street	Minor	Major Residential Rehab	F
53 Chestnut Street	Major	Demo	
60 Chestnut Street	Minor	No Action	
63 Chestnut Street	Minor	Major Residential Rehab	A, C, D, F
71 Chestnut Street	Minor	Minor Residential Rehab	F

MECHANIC STREET

The Mechanic Street cluster includes five parcels along Mechanic Street. These buildings are residential and mixed-uses.

Mechanic Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
18 Mechanic Street	Minor	Major Commercial/Mixed Rehab & Façade Program	A, B, C, D, F, G, H, M, N, O, R, T, V, W, X, AA
20 Mechanic Street	Major	Major Residential/Mixed Rehab & Façade Program	A, B, C, D, F, G, H, M, N, O, R, T, V, W, X, AA
24 Mechanic Street	Serious	Major Residential/Mixed Rehab & Façade Program	A, B, C, D, F, G, H, M, N, O, R, T, V, W, X, AA
25 Mechanic Street – Bldg. 1	Serious	Major Residential Rehab	D, F, H, O, P, Q, R, T, U, V, W, AA
25 Mechanic Street – Bldg. 2	Serious	Demo	
31 Mechanic Street	Major	Demo	
37 Mechanic Street	Vacant Lot	Redevelop	

PLEASANT STREET

The Pleasant Street cluster consists of 9 parcels in the PARP study. Eight are primarily residential and one is an unused school.

Pleasant Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
14 Pleasant Street	Minor	Minor Residential Rehab	F
15 Pleasant Street	Minor	No Action	
16 Pleasant Street	Minor	Minor Residential Rehab	F
18 Pleasant Street	Minor	Minor Residential Rehab	F
19 Pleasant Street	Minor	No Action	
20 Pleasant Street	Minor	No Action	
22 Pleasant Street	Minor	No Action	
31 Pleasant Street	Minor	Minor Residential Rehab	F
52 Pleasant Street	Major	Demo	
54 Pleasant Street	Major	Demo or Major Residential Rehab	D, F, H, O, P, Q, R, T, U, V, W, AA

MAPLE STREET

The Maple Street cluster consists of 4 parcels. All are multi-family residential.

Maple Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
5 Maple Street	Serious	Major Residential Rehab	A, C, D, F
11 Maple Street	Minor	Minor Residential Rehab	F
16 Maple Street	Minor	Minor Residential Rehab	F
38 Maple Street – Bldg 1	Minor	Minor Residential Rehab	F
38 Maple Street – Bldg 2	Minor	Minor Residential Rehab	F

CHERRY STREET

Cherry Street has 4 parcels. All are primarily commercial. One former fire station is owned by the Town of Spencer.

Cherry Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
7 Cherry Street	Major	Demo	
10 Cherry Street	Vacant Lot	Redevelop	
11 Cherry Street	Major	Major Commercial Rehab	A, B, C, D, F, G, H, M, N, O, R, T, U, V, W, X, AA
17 Cherry Street	Minor	Minor Residential Rehab	F

WALL STREET

Wall Street has 3 parcels.

Wall Street	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
15 Wall Street	Major	Demo	
24 Wall Street – Bldg. 1	Minor	No Action	
24 Wall Street – Bldg. 2	Minor	No Action	
59 – 61 Wall Street	Minor	Minor Residential Rehab	A, C, D, F

VALLEY STREET

The Valley Street area has 5 parcels.

Valley Street Area	Condition Assessment	Recommendation	Potential Funding Sources (See Appendix)
21 Valley Street	Minor	No Action	
22 Valley	Minor	No Action	
23 Pearl Street		Minor Residential Rehab	
26 Elm Street	Minor	Minor Residential Rehab	
1 Water Street	Major	Major Commercial Rehab	A, B, C, D, G,H, J, L, M, N, O, R, T, U, V, W, X, AA

5. IMPLEMENTATION PLAN FOR SPENCER'S TOWN CENTER

The goal of this implementation plan is to encourage private sector investment in residential and commercial properties in the target area in order to solidify the Town Center's role as the economic and cultural center of Spencer.

CREATION AND DISSEMINATION OF AN INFORMATION PACKAGE

The first step in an implementation plan is to create an information program for property and business owners on financial resources available, using the inventory of such programs contained in this report, including information on building façade improvements. Disseminating this information to existing property owners may be the catalyst for some of them to take action. The information documents should contain market information to make property owners aware of the purchasing power of the Town and region, and the opportunities there are to capture more sales. Current and annually updated information on this can be obtained from the Neilson Group (formerly Claritas). Data from other proprietary market information sources could also be obtained. Housing market data from the more recent housing studies should also be included. Finally, examples of successful commercial and residential rehabilitations from nearby towns similar to Spencer should be included in the information program. The information can be disseminated by means of a brochure, a website and DVDs for distribution. A seminar on successful projects and reasons for their success could be prepared and held in Spencer, possibly with the sponsorship of a local economic development organization. In the absence of a local economic development organization, the Town could jointly sponsor this seminar with the Pioneer Valley Planning Commission

Such a seminar could emphasize use of tax incentives for rehabilitation, such as historic property tax credits, abatement of property taxes during construction, and tax increment financing (TIF) in which property taxes are foregone by the Town for a five year period enabling a property owner to use the savings to improve his or her property. The benefit to the Town is that higher taxes after improvements could recapture all or part of the revenues foregone. TIF is widely used throughout the U.S. for commercial property with the objective of creating more jobs. It is used in Massachusetts for the same purpose. A variant of it, using the same principles, for residential use could be developed by the Town.

SMALL AREA DEVELOPMENT PACKAGES

Gathering together a number of adjacent properties can make a project more feasible by achieving economies of scale. These small area development packages or assemblages can also provide opportunities to reconfigure land uses and provide green spaces and parking.

Two such small area packages are described below:

MAIN STREET – MECHANIC STREET – WALL STREET AREA



5.1: Main and Wall Streets Package - Illustration

This block includes several historically significant buildings on Main Street as well as derelict three story brick building on Wall Street (15 Wall Street) that is recommended for demolition. The space behind the Main Street buildings could be used for parking and outdoor events to attract shoppers to downtown.

Several buildings along Mechanic Street (18, 20, & 24) and Wall Street (59-61) could be renovated with ground-floor commercial and upper floor residential or office space.



18 Mechanic Street

Façade, sign, and streetscape improvements would make this area an attractive shopping/working/living area. The drawing on the next page also shows the town-owned 11 Cherry Street former fire station. This attractive building could be renovated to provide a performance space to bring additional life to downtown in the evening or as mixed commercial/residential uses. The drawing shows 7 Cherry Street, a derelict building with major deficiencies, as a parking area.



11 Cherry Street

The vacant lot across the street from 11 Cherry Street could also be used for additional parking as illustrated in the drawing.

200 MAIN STREET TO 170 MAIN STREET AREA



Figure 1.2: 200 Main Street to 170 Main Street Package - Illustration

The buildings at 200 Main Street and 1 Linden Street are another opportunity for an assemblage of properties. Here the drawing on the next page illustrates partial demolition and rehabilitation of the lumber yard/former shoe factory and the two brick building at 1 Linden Street to provide parking, green space, and upper floor apartments with some ground floor commercial.

The drawing also illustrates the former bank building, 170 Main Street, renovated to accommodate ground floor commercial space and offices on the upper two floors. This is an important area as it serves as a gateway to downtown.



170 Main Street

MAINTAIN TOWN CENTER SPACE INVENTORY

The Town should secure funding to prepare an inventory of vacant space available for lease and purchase in the Town Center. Ideally this inventory should be updated every six months. This inventory should be available at the Town Hall, the library and key locations throughout the town as well as on the town's website.

CONTINUE MARKETING OF TOWN-OWNED PROPERTIES FOR REDEVELOPMENT

Another aspect of the implementation plan is for Town investment to lead the way. The town-owned fire station and schools in the project area could be rehabilitated and adaptively reused. This would require identifying some partners or tenants who would use the rehabilitated facilities. Feasibility studies for each property would have to be done to identify whether renting or selling made more sense, rehabilitation capital costs, operating costs of the buildings, possible sources of revenue and needs for possible public fund raising for the activities to be housed in the facilities. Many communities in Massachusetts have converted schools and fire stations into offices, child and elder day care facilities, senior centers, art centers and performance space. In most cases liabilities were converted to assets and neighborhoods were enhanced.

REHABILITATION OF FORECLOSED PROPERTIES BY NOT-FOR PROFIT AGENCIES

Another thrust of the implementation plan involves having a local bank turn over a foreclosed residential property to an organization that would rehabilitate it and derive some income from it. The Spencer Housing Authority or a housing partnership or trust, or similar organization to be created, could develop and own the property. A regional non-profit housing development organization could also perform this role. To reduce redevelopment costs the local Vocational Technical School could provide the labor, construction management and possibly some materials. The City of Chicopee, MA is currently

engaged in a similar project. The main purpose of the project would be to begin the process of upgrading property in a distressed neighborhood; to have the improved property serve as a model.

FAÇADE AND SIGN IMPROVEMENT PROGRAM

The Town of Spencer should establish a façade and sign improvement program that provides grants and/or low interest loans for façade, signage and awning improvement projects for buildings located in the downtown district. Specifically, the program would provide financial assistance that will result in high quality and coordinated improvements. These improvements would incrementally contribute to improving the retail and business environment in the downtown.

There are many façade and sign improvement programs across the Commonwealth with varying funding sources and program requirements. Generally most successful programs are matching grant programs. In small cities and town, the maximum façade grant award of public funds is generally \$5,000 to be matched by \$5,000 of private funds (a 50/50 matching grant). Recommended sign and awning matching grant limits are typically \$2,500. The private match may be a combination of private funds, sweat equity, or other building improvements to be undertaken by the applicant in conjunction with the façade project.



Facade Improvement – Before and After Example

Most of the public grants are funded through Community Development Block Grant (CDBG) funds or Mass Development funds. For example the town of Norwood obtained four rounds of Small Cities Community Development Block Grant program from Department of Housing and Community Development (MHCD) and over a 12 year period, renovated 12 building facades and 45 storefronts using a total of \$1 million in public funds which were matched by over \$1.5 million in private investment.

There are also several communities that use low interest loans for various business development programs including façade improvements. Local banks and credit unions will often participate and offer discounted financing for qualified applicants. For example, Adams provides matching grants funded through the Small Cities Community Development Block Grant program. The Adams Co-operative Bank

and the Greylock Federal Credit Union have committed loan funds to aid business and building owners participating in the Downtown Façade & Signage Improvement Program. In Beverly, the Beverly Cooperative Bank and the Beverly National Bank participate in the Façade Improvement Program and provide financing up to \$40,000 for approved project for qualified applicants.

The Spencer Town Center would benefit greatly from a Façade and Signage Improvement Program. A matching grant program is recommended. Local institutions should be contacted to secure their participation. The town would have to establish a list of eligible improvements, an application process and selection criteria. The town would also have to identify someone to administer the program should it be successful in obtaining funding through CDBG or Mass Development.

ZONING RECOMMENDATIONS

It is advisable to shorten the time period for granting/denying special permits, and to have fewer uses subject to special permits, to encourage more investment in Town Center properties.

A comment from some is that some stores in downtown are unsightly because of the posting of merchandising signs in windows. One of the cardinal principles of downtown revitalization is to create a clean crisp visual impression in each storefront. This means limiting the area that windows can be covered with signs and creating attractive window displays, including removal of storage boxes and other extraneous material seen through windows from the outside. The current zoning regulations exempt temporary signs located on the interior of windows in all zoning districts.

To achieve the objectives of creating more attractive storefronts the sentence in Section 6.5.3.A.2.a) that reads “Temporary signs which are located on the interior of a window are not regulated” should be changed to something like “Permanent and temporary signs located on the interior of a window are subject to the same dimensional limitations as permanent and temporary signs located on the exterior of a building, and further provided that such interior window signs do not occupy more than 25% of the window area.”

As stated, current zoning regulations do not appear to restrain development in the downtown core, however; parking and density requirements might be inhibiting development in the “village residential zone.”

The Spencer Town Center PDA (Priority Development Area) Study identified four off-street sites for further action to be developed as parking areas, and two existing parking areas were recommended for conversion to shared parking, provided that the Town’s Zoning Bylaws are amended to permit shared parking to meet site development parking requirements³. In addition to allowing shared parking it is advisable to allow parking requirements for commercial uses in the downtown area to be met in off-street spaces located within 400 feet of any property.

³ Spencer Town Center PDAS (Priority Development Area) Study

Allowable density increases in downtown Spencer could be addressed by increasing selected height and coverage limits, as shown on the following table.

Table 5.1: Spencer Zoning Dimensions

Zoning District	Maximum Height (ft)	Maximum # of Stories	Maximum Building Coverage (%)	Maximum Impervious Surface Coverage (%)
RR – Rural Residential	35	2 ½	15	30
SR – Suburban Residential	35	2 ½	20	40
LR – Lake Residential	35	2 ½	25	40
VR - Village Residential	Increase 40 to 45	Increase 3 to 4	Increase 25 to 30	Increase 50 to 60
TC - Town Center	Increase 40 to 45	4	60	75
C – Commercial	35	3	35	60
I – Industrial	50	3	35	60

Source: Existing Spence Zoning Bylaw, Section 5.4 with selected changes made by Community Preservation Associates

The changes in the Village Residential and Town Center Mixed Use districts would allow greater density in the downtown area, while maintaining the village character of the area.

TOWN SPECIAL PERMITTING PROCESS

Obtaining a special permit can be time consuming and financially burdensome for both applicants and reviewers. This can act as a deterrent to developing/redeveloping property and divert public officials from other responsibilities. Moreover, small and very small businesses do not have the money to perform the studies and generate the information required in the special permit granting and denial process. To encourage and enable more private investment in buildings in Spencer’s Town Center the special permit granting process should be examined with the intent of simplifying and shortening it where feasible, and perhaps releasing some uses from the special permit requirement and allowing them by-right.

TC - TOWN CENTER ZONE

This zone, which contains most (80%) of the properties in this PARP study, requires a large number of uses to obtain special permits (of 74 total uses listed for the zone, 30 are not permitted, 20 are permitted by-right and 24 require a special permit). It would help if the category dry cleaning, shoe repair, tailoring, or other similar uses would be allowed by-right, and if an expedited special permit granting process could be established for the others. It would also help if the 40 foot building setback from all lot lines under a special permit were reduced for side yards. This requirement hinders

redevelopment of larger multi-family buildings in the TC Zone. It would also help if small businesses were excused from the expense of doing a traffic impact study to obtain a special permit in the TC Zone.

VR - VILLAGE RESIDENTIAL ZONE

This zoning district contains 14% of the properties in the PARP study. Single-family and two-family are the only residential uses permitted by-right. All other residential uses require a special permit. In this zone a large number (23) of non-residential uses are required to obtain a special permit. Residential uses requiring a special permit are multi-family, conversion of an existing single-family dwelling to a two-family dwelling, and single-family attached (town houses), and accessory apartments. The zone allows only very few retail uses and requires a special permit for these. The zone also allows mixed uses in a single building (helpful for downtown revitalization), and large family daycare homes. It would also be helpful for downtown revitalization if small scale retail sales and service with no outside storage, low turnover eating establishments and bed & breakfast inns had expedited or simplified special permitting processes.

C - COMMERCIAL ZONE

Only 6% of the PARP study properties are located in this zone. The C zone requires 23 of 46 allowed uses to obtain a special permit. The storage uses at 21 and 22 Valley Street (properties in the PARP study) in this zone are permitted by-right, and so are other adjacent uses in this small cluster of warehouse activities. The manufacturing use at 1 Water Street requires a special permit as does the light industrial use at 64 Main Street in that zone. If similar uses were expanded or redeveloped in those two buildings they would require special permits. Because of the impacts sometimes associated with manufacturing and light industrial uses the existing process of obtaining special permits for these properties should remain unchanged.

RBOD - RESIDENTIAL BUSINESS OVERLAY DISTRICT

Retail use of a property is allowed by special permit in this overlay zoning district, provided the criteria identified above in the zoning section of this report are met. The RBOD overlay district is one lot deep, along Route 31 from Main Street to the Paxton Town Line. Ten PARP study properties are located in the overlay district on Pleasant Street (Route 31). They are all residential except for a vacant town-owned school at 54 Pleasant Street, and 2 buildings containing both residential and retail uses. The underlying zoning is TC up to the intersection of Lincoln and Pleasant Street and VR from there northward almost to Wire Village Road. Introducing more small scale retail uses along Pleasant Street would probably not do much to upgrade Spencer's Town Center. This retail overlay zone does create opportunities for home occupations that produce goods to sell them on their own premises.

ESTABLISHMENT OF AN ECONOMIC DEVELOPMENT OFFICER / DOWNTOWN MANAGER

Establishment of a Town Economic Development Officer / Downtown Manager to lead and coordinate redevelopment and rehabilitation efforts is a critical component of this implementation plan. . Such a

public official would lead and participate in all of the activities outlined above. The Economic Development Officer should be available to meet with property owners on an individual basis and assist them to apply for grants, low interest loans and other financing available. Additionally this Officer should be involved in efforts to retain and grow businesses in the Town Center; create a signature food and entertainment event showcasing locally made/grown products: conduct a downtown publicity campaign and work to expand activities that will bring people into the Town Center during evening hours by creating entertainment venues. The Officer should work with local merchants to create evening shopping hours during peak periods, customer loyalty programs and linkage of sales and promotions to correlate with the signature events.

The plan will not implement itself. It needs staff resources and coordination with other Town officials, regional organizations and the private sector. The Economic Development Officer could be part-time, shared with another town, as is the Town Planner. If the duties of an Economic Development Officer were expanded to include general commercial, retail, office and industrial development throughout the Town, he or she would need to be full-time. A part-time position would be concentrated on rehabilitation and enhancement of the Town Center. The possibility of funding the position through the Central Mass. Regional Planning Commission or some other regional organization should be examined.

STRATEGIES FOR PROPERTY IMPROVEMENTS

The Town administration wants to encourage private efforts to make property improvements in Spencer's Town Center. To do this they are making a large investment in a number of infrastructure improvements; primarily roads and sidewalks and water and sewer lines. These investments set the stage for wise investors and property owners.

The property owners and investors who are motivated and believe in the kind of rebirth that has happened to many New England villages can take a number of the actions recommended.

In addition property and business owners should create an association dedicated to the advancement of interests and activities in the Town Center. Such activities would include sales events, fairs, sponsored performances and other functions that attract visitors and attendees. The association could work with cultural groups to create and sponsor such activities. Banners and other signage feature could be created and used to increase attention to and attendance at Town Center events. The purpose of the events would be to increase the market for goods and services sold in the Town Center, and to make it a livelier place.

RECOMMENDATIONS FOR EACH PROPERTY

MAIN STREET CLUSTER

All of the Main Street properties in the study area, except 42 and 64 Main Street, fall within the original National Register Nomination from 1986. The area between North and High Streets on the North side of Main Street and between May and Elm on the south side is largely commercial. Many of the former residences have been converted to offices. In this area, too, are the major civic structures. The buildings date from the 1840's to the 1980's with most of the historic buildings been built in the late 19th century.

42 MAIN STREET

42 Main Street is a mixed use property with commercial space on the lower levels and residential above. The building contains 18,444 s.f of floor area and the lot is 0.37 acres. The property was purchased in March 2013 in a foreclosure sale for \$140,000. The owner is not local so this was most likely purchased as investment property. The commercial space is vacant but the residential portion of the building appears to be occupied. The property is located at the edge of the downtown district and is not a prime retail site. The abutting properties are either residences or residences that house a commercial business such as a contractor.



The building has been heavily modified over the years with various types of siding and additions. Due to lack of maintenance, this property would benefit from a moderate rehabilitation and storefront improvements. The building is in fair condition and had minor structural deficiencies.

Recommendation: The façade can definitely be enhanced to make it more attractive to a tenant. The building is more likely to be occupied by a small commercial business rather than a retail tenant given its location at the edge of the downtown. The property is too small to be a candidate for a major redevelopment but some upgrades are necessary in order to attract a tenant for the commercial portion of the building.

64 MAIN STREET

The Spencer Products Building, probably built in 1883, was originally a boot and shoe factory housing the operations of D. A. Drury, Beacon and Sibley, and Charles E. Allen. The building has been extensively altered and covered in aluminum siding. The building is visibly out of plumb. This property would require a major investment to stabilize and reuse.



The parcel contains 1.66 acres and the building contains 43,560 sq. ft. of floor area. Ownership of record is TTN Realty but the property card indicates that 33,211 sq. ft. was sold to Anne Marie Durgin. (Durgin is also the owner of 14 Valley which is the vacant land behind 64 Main Street; family member own 15 Valley as well as Durgin Auto repair.) The ground floor of the building is used as a U-Haul rental facility with several U-Hauls parked in front. A dance studio is located on the upper floor.

The area along Main Street is used as an unimproved parking lot. A portion of the back of the site is fenced and has use restrictions as a result of chemical contamination.

The building is in fair to poor condition (received a serious rating for structural deficiencies) and could be redeveloped and converted into uses more appropriate for a Main Street location. The ground floor should be converted to retail or small offices and upper floors could be used as art and dance studios or small woodworking shops or artisans studios.

Recommendation: The town should approach the owners to find out their long term plans for the property. The owner of the U-Haul franchise should be encouraged to move to a site outside of the downtown. The small shed that protrudes from the front of the building should be removed. The building should be converted to uses more compatible with its downtown location such as art or artisans studios or even a fitness or yoga studio. The unimproved parking area along Main Street should be enhanced with landscaping.

95 MAIN STREET

This is a mixed use property that contains a multifamily residential building, a freestanding restaurant (Kenwood Diner) and a freestanding barber shop. The site is owned by the Ekleberry Family. The lot contains 19,940 sq. ft. of floor area on a 0.46 acre lot. The residential building is the most predominant; it is a mansard style building that was probably constructed as a large single family in the late 1800's or early 1900's. Overtime, it has been converted into a multifamily dwelling. The building is showing its age with the usual signs of deterioration of the building materials. It has minor structural deficiencies.

A small barber shop is set back on the property. It is a fairly modern structure that has been maintained well and is a very serviceable building. The parking lot is in need of repairs. It had minor structural deficiencies.

Along the front of the property is an iconic train car dinner. A prominent fixture on Main Street, it has been maintained reasonably well and continues to serve as a diner. It has minor structural deficiencies.

An access easement which provides access to the landlocked parcel to the rear of the site runs through the property. This easement limits the potential for redevelopment.



Recommendation: The ability to redevelop this site is limited as a result of the access easement which splits the parcel. If the owner of the landlocked parcel to the rear would be willing to relocate the easement could be relocated, the site could be redeveloped. In the interim, the residential building should be included in the housing rehabilitation program.

106 MAIN STREET

106 Main Street is a commercial three story mixed use building. Built around the turn of the century, the brick structure has deteriorated from the effects of weather. Signs of loose or missing material as well as cracks and splits are present at several locations. The property contains commercial uses (Au Coin Press, Rick's Welding and Craig's barber) on the ground floor and 16 apartments on the upper floors.



The site contains 0.38 acres with a total of 16,596 sq. ft. of floor area. There is a freestanding structure at the rear of the site that appears to be used for tenant parking. This structure could be demolished so that more of the rear could be used for parking. The site is owned by the Ekleberry family. The building appears to be in fair to poor condition and has some serious structural deficiencies.

Recommendation: This building is a good candidate for major redevelopment / renovation. It is large enough that it could qualify for some funding programs.

120 MAIN STREET

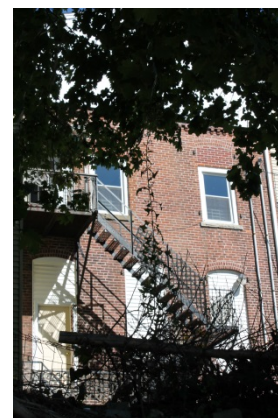
120 Main Street is a one story commercial building occupied by a single tenant. It is currently vinyl sided. The building is well maintained and has only a few minor deficiencies. This building is owned and occupied by Fisher Auto Parts. The building is in reasonable condition although the façade could be updated.

Recommendation: The building should be included in a façade enhancement program.

124 MAIN ST

This two story brick commercial building was built in the early 1900s. The upper stories remain largely intact, with the exception of window replacement, while the storefront has seen significant changes. The brick work appears to be in good condition. This is a small mixed use building.

The 0.10 acre site contains 7,400 sq. ft. of commercial and residential floor area. The ground floor retail space is vacant. A building permit for repairs to the residential units was issued in 2012. The residential units appear to be



occupied. There is no off street parking but the town owns a lot nearby on Wall Street. The building is owned by Mark Andrews.

Recommendation: The building should be included in a façade enhancement program. The building and site is small which limits the redevelopment potential but it could be combined with 126 Main Street for possible redevelopment.

126 MAIN STREET

This is a three story mansard style commercial building located at the corner of Main and Wall Street. It is situated on a 0.37 acre site and contains 16,139 sq. ft. of floor area. The building was sold by Ekleberry to Lismorris LLC in 2010. The building contains commercial space on the ground floor and residential uses above. The residential units appear to be occupied.



The structure has been vinyl sided and the original windows have been replaced. It cannot be determined what, if any, of the original building details remains. The brick foundations show evidence of cracks and splits. The building is in far condition and would be considered a major rehabilitation.

Recommendation: This building is a good candidate for rehabilitation. It is large enough that it could qualify for some of the available funding programs. In the interim, the façade could be included in an upgrade program.

134 MAIN STREET

This is a mixed use commercial building (5,867 sq. ft.) on a 0.13 acre lot. Cormier Jewelers and Cormier Art Gallery occupy the ground floor. Four residential units located on the upper floors. The building is owned by the Ekelberry family. The site is separated by 136 Main Street with an alley and there is some parking along the sides and in the rear.

This three story commercial building has seen many changes over the years. The Main street storefront has been substantially altered and the façade above has been re-sided and replacement windows installed. The roof, eaves, and other wood details have seen major surface deterioration. The side and rear elevations have been re-sided with asphalt based siding from the 50s or 60s. This property will require a major rehabilitation effort.



Recommendation: The building should be included in a façade enhancement program. The building could be marketed and redeveloped with 136 Main Street (also owned by the Ekelberry family).

136 MAIN STREET

136 Main Street is a four story mansard style commercial building. The building sits on 0.62 acre site contains 26,920 sq. ft. of commercial and residential floor area. The building contained medical offices on the ground floor but they appear to be vacated. There are 3 residential units on the upper floor. This building is owned by the Ekelberry family.



Built in the late 1800's it is a prominent architectural feature on Main Street. The slate sided mansard roof and decorative dormers are mostly untouched over the years and are in major need of repair. The brick work below has been painted and should be cleaned and repointed. The storefront has been substantially altered.

There is an addition on the rear of the building that could be removed to allow for expansion of the parking area. This is a major rehabilitation project that could become an anchor to redevelopment of the proposed new intersection of Main, Wall and Pleasant Streets.

Recommendation: This is a large building that is in need of renovation. Given the size and the availability of parking, this is an excellent candidate to be renovated for ground floor retail and affordable housing above.

138 – 144 MAIN ST, MECHANIC ST

138 Main Street is a three story mixed use building. The brick exterior shows signs of water damage, cracks, splits, and surface deterioration. The storefront has also been altered over time. The upper floors contain several residential units.



140 and 142 Main Street are one story brick buildings of similar condition to 138 Main Street.

144 Main Street is a two story wood frame structure. It is noticeably out of plumb and the rear elevation of the building is in need of maintenance.

These four buildings are owned and occupied by Whitco appliance. Large portions of the storefront windows are covered with temporary signs.

Recommendation: The town should work with the building owner to reduce the amount of window signage and include the buildings in a façade enhancement program. Eliminating large portions of the window signage will have an overall positive effect on Main Street.



141 MAIN ST

This is a small 2 story multifamily residential building with a vacant retail space on the ground floor. The building is owned by the Ekleberry family. The lot is only 0.04 acres so the potential for redevelopment is limited. This building is in overall fair to good condition and is a good candidate for a moderate rehabilitation project.



Recommendation: The storefront should be included in a façade enhancement program and the residential portion should be included in a rehabilitation program.

148 MAIN STREET

This is a small two story mixed use building with Chef Sau restaurant on the ground floor and residential above. The site contains 0.09 acres and 3,844 sq. ft. of floor area. It was sold by Ekleberry to Michael Wong (owner of the restaurant) in 2010. The building appears to be in reasonable condition but some façade upgrades would be possible.



Recommendation: Include the building in façade enhancement program.

170- 174 MAIN STREET

The Spencer National Bank Block built in 1875 (located opposite Town Hall) and next to the current Spencer Bank building is at the intersection of Main and Maple Streets. The ground floor is occupied by a law firm and retail space and the upper floors are residential. The site contains 0.2 acres and 12,906 sq. ft. of floor area. The building retains much of its original storefront. The ornate brick work remains substantially intact and is an excellent example of turn of the century commercial architecture. The metal fire escapes on the rear of the building are in need of repair. This building would be a good candidate for an historic rehabilitation.



Recommendation: The ground floor should be converted to retail uses and the upper floors could be converted to office space. The law firm on the ground floor could relocate to an upper floor.

Additionally the town should encourage Spencer National Bank to utilize some of the building for office space. The building could also be used for municipal offices should the town need additional space. Although the site has limited parking, the current Spencer National Bank has a parking lot located in the rear of its building that does not appear to be fully utilized.



Figure5.3: 170 Main Street

200 MAIN STREET / 1 LINDEN STREET

Several former boot and shoe factories stand along Main Street, but one of the least altered of these is probably today's LaCair Lumber. Originally the E. Jones and Co. Boot and Shoe Manufactory, the portion facing Main street was built in 1860 and the rest in the 1880's. 200 Main Street consists of a 46,000 sq. ft. multi story mixed use building on a 0.68 acre lot. The building is owned and occupied by LaCaire Lumber. LaCaire Lumber primarily uses the ground floor for its operation. The lower floor is rented to a massage school. The upper floors are vacant. The owner has indicated that he is interested in selling the building but is not interested in renovating it or redeveloping the site.



This is a key site as it is the gateway to the downtown and is a prime candidate for redevelopment either by itself or in conjunction with 1 Linden Street.

1 Linden Street is a 20,907 sq. ft. industrial building located on a 0.60 acre site. It is owned by George Saad and appears to be used for storage. The building is in disrepair. Also located on this site is a former church. This building is also used for storage and is in disrepair. It is a historic building and should



be preserved and redeveloped possibly for a theatre or some community use.

Recommendation: 200 Main Street/ 1 Linden Street represent a real opportunity for the town of Spencer. Town officials should meet with the two owners and convince them to market their properties jointly. This is a key site for the town and efforts should be made to redevelop it. The LaCaire building could be redeveloped for ground floor retail with residential above. Portions of the building could be demolished for parking. The former factory building on the Saad property could also be converted to residential use. The former church building could be converted to a theatre, art gallery or community space. The town should pursue securing a grant to undertake a feasibility study on these two sites.



Figure 5.4: Illustration of Redevelopment of 200 Main/1 Linden

CHESTNUT STREET CLUSTER

A primarily multi-family cluster can be defined extending from Gaudette's Variety Store (now closed) eastward to Charlton Road and Muzzy Meadow Pond where the Spencer's Package (liquor) Store is located. There are 26 parcels of land on this two block area. Eleven of them were selected as part of this PARP Study.

The area has mixed uses but is predominately an apartment and multi-family residential area. The retail uses are the Spencer Package Store, a now closed café and Gaudette's Variety Store (also closed). An auto repair shop is also in this area. If densities could be increased with the addition of more residential units, through either conversion/rehabilitation or new construction, the local neighborhood markets for the cafe and variety store might be restored. There is one vacant lot and two large lots with substantial land behind existing structures in the two block area. The retail uses would be local, serving the larger residential area south of Main Street. The auto repair shop is out of character with the rest of the neighborhood. Possibly it could be relocated, perhaps to nearby Valley Street where there are other similar uses.

10 CHESTNUT STREET

This multi-family apartment building was built around 1890. It has mostly minor deficiencies, but portions of the foundation need serious repair.

Recommendation: Major Residential Rehab



22 CHESTNUT STREET

This two-family residence was built about 1875. It has minor deficiencies in its foundation, walls, and roof with some cracks and surface deterioration.

Recommendation: Minor Residential Rehab



24 CHESTNUT STREET

This 3-family residence was built in 1860. It has minor deficiencies in its foundation, walls, and roof with some cracks and surface deterioration.

Recommendation: Minor Residential Rehab



26-34 CHESTNUT STREET

The apartment row was built about 1920. It has minor deficiencies in its foundation, walls, and roof with some cracks and surface deterioration. There is also a three story apartment building built about 1900. It too has only minor deficiencies.

Recommendation: Minor Residential Rehab



36 CHESTNUT STREET

This auto repair shop was built about 1942. It has minor deficiencies in its foundation and walls with some cracks and surface deterioration.

Recommendation: Major Commercial Rehab



43 CHESTNUT STREET

This two-family residence was built about 1857.

Recommendation: Minor Residential Rehab



49 CHESTNUT STREET

This owner-occupied single-family was built about 1865. It has serious to major deficiencies in its foundation, walls, and roof.

Recommendation: Major Residential Rehab



51 CHESTNUT STREET

This 3-family residence was built in 1849. It has minor deficiencies in its foundation, walls, and roof with some cracks and surface deterioration.

Recommendation: Major Residential Rehab



53 CHESTNUT STREET

This condemned former mixed use building had ground floor commercial space and the upper floors were apartments. It was built around 1860. It has many major and serious deficiencies.

Recommendation: Demo



60 CHESTNUT STREET

This retail building was built about 1960. It has a few minor deficiencies.

Recommendation: No Action



63 CHESTNUT STREET

This owner-occupied three-family residence was built about 1900. . It has minor deficiencies in its foundation, walls, and roof with some cracks and surface deterioration.

Recommendation: Major Residential Rehab



MECHANIC STREET CLUSTER

Between 1870 and 1884 Mechanic Street was transformed from a primarily residential street to a commercial street with the railroad at one end and Main Street businesses at the other end. On the west side of the street, Dr. Wheeler, the town physician, lived and had his offices in a building at the site of 10 Mechanic Street (now the U. S. Post Office). A small saloon was built next door to the Cutting House (both now gone) and Mary J. Powers built a commercial block at 22 Mechanic Street (ca. 1870).

Mrs. Mary Morse's House, 24 Mechanic Street (ca. 1860) was converted from the house where she and her four children lived, to a dining hall, millinery shop, and apartment owned by E. Marchesault in 1884. Marchesault had a candy, fruit and cigar store in the building in 1886. He kept a smoking room at the rear and sold everything from figs to sardines and coconuts.

On the southwest corner, site of 28-30 Mechanic Street, T. J. Comins who lived at 75 Main Street in the Livermore-Comins House (ca. 1850) built a store across from the depot. The store was lost in the first of a string of fires that was to plague the area, burning down in 1881.

On the east side of the street, a new building went up as the Morton Nichols store at 19 Mechanic Street (ca. 1880) and the Ashbury Nichols Store appears to have replaced the Boyce House at 17 Mechanic Street (ca. 1880). Ashbury Nichols lived at 18 High Street (ca. 1880).

Orlando Weatherbee built his home and drug store at 23-25 Mechanic Street, in 1873. Weatherbee seems to have straddled the line between pharmaceuticals and home remedies. In addition to filling prescriptions, he made Weatherbee's compound cathartic pills, Weatherbee's compound extract of sarsaparilla, and in an unlikely stretch of entrepreneurial imagination, Weatherbee's bird food.

18 MECHANIC STREET

The building known as the Heffernan Block, (1894) is a brick commercial building, two stories in height under a flat roof with a stepped parapet front wall. The building contains 5,256 square feet of floor area on a 0.14 acre lot. This building is owned by the Ekleberry family.



The first floor is comprised of an empty storefront with a center, recessed entry. The storefront windows have been boarded up. The masonry work is particularly striking, as there is a row of corbelled brick between first and second floors, rusticated stone lintels and sills at the windows. The rusticated stone is also used between windows on the second floor and they are emphasized by a row of corbelled brick below them. Pilaster set off the center stepped parapet and frame the brickwork sign “Heffernan” and “1894” in the pediment.

The building is in poor condition. The existing steel windows remaining in the building need to be repaired or replaced and the rear egress stair from the second floor is not usable. The masonry has seen years of neglect and is need of repair and re-pointing.

Recommendation: The storefront should be included in the Façade & Signage Improvement program. While the building is an excellent candidate for rehabilitation, the small size of the building makes it difficult to finance. However this building could be combined with 20 -24 Mechanic Street. Additionally 14 Mechanic Street is a vacant parcel owned by the Town of Spencer.

20 MECHANIC STREET

This building is a two story mixed use property that contains a storefront on the ground floor with residential above. The building contains 6,546 square feet of floor area on a 0.16 acre lot. The storefront is vacant. The upper floors appear to be occupied. The building is owned by Al Booth who purchased it in 2011.



The building was constructed in the mid 1800's. This Victorian Era Storefront has serious deficiencies. The ground floor storefront has been boarded up and the surface deterioration of the materials and finishes of the entire building is in bad condition. The exterior stairs and porches suffer from condition issues as well. This property would require a major rehabilitation effort. The structure has a unique character and contributes to the eclectic nature of the block.

Recommendation: Major Residential/Mixed Rehab & Façade Program

24 MECHANIC STREET:

The Mrs. Morse House, 24 Mechanic Street (ca. 1860) is a French Second Empire that has been nearly buried behind a two-story commercial addition of wood shingles and Texture 111 siding.



The clapboard house itself is partially sided in vinyl. It is 2½ stories in height and three bays wide and has an asphalt shingled mansard roof with paired brackets at the eaves. Most of the exposed windows have been replaced. Foundations are not visible. The addition to the street elevation probably dates from the 1880s or 1890s as it has a parapet roof that mimics those of its commercial neighbors from the turn of the century. The building is currently in fair/poor condition and would probably be in the category of major rehabilitation.

Recommendation: Major Residential/Mixed Rehab & Façade Program

25 MECHANIC STREET

Although it is not in perfect condition, the Weatherbee Drug Store and House, 23-25 Mechanic Street (1873) is a good example of the Italianate style. It is a long, rectangular plan house on a corner lot with asphalt, front-gable roof.



The main block of the house is 2½ stories in height, is three bays wide and has a single story commercial addition on its street elevation. There is a two-story rear ell and a separate carriage barn at the rear that has been converted to storage use. Typical of the Italianate style are the bracketed eaves and paneled pilasters. Window lintels are bracketed and have a scrolled appliqué ornament. The west gable field has an Italianate arched window. The street elevation at the second story has a highly unusual, three-sided projecting bay window. On the south elevation are two porches on posts that may have been altered for two-family occupancy from a single side porch.

Recommendation: Major Residential Rehab Building #1, Demo Building #2

31 MECHANIC STREET

This building is a three story mixed use building that contains 9,096 square foot of floor area on a 0.34 acre site. The building is vacant and has been condemned.

Known as the Green Block (1882) the structure is a vacant commercial building designed in the Queen Anne style of architecture.

The building contains three floors with a flat roof and is vinyl sided. Vacant storefronts occupy the ground



floor. A large corner building it is five by five bays with an angled corner entrance. The first floor on the west and north elevations is divided into storefront bays that are now boarded up. There are five storefronts on the Mechanic Street elevation and three on the Cherry Street elevation.

The Cherry Street elevation also has an added two-bay section of two stories to make up its five bays. A second entry to the upper stories is centered on the west façade. The storefronts are set off from the upper stories by a broad entablature and paneled pilasters on granite blocks divide the storefronts. Carved consoles cap the pilasters. Topping the third story is a pent roof supported by turned brackets beneath a painted cast stone parapet wall that extends around the perimeter of the building. The west parapet wall above the center entry has a pediment gable whose field is shingled and has small brackets under its full returns. In this section “M. Lamoreaux” signage and 1915 date are in carved wood indicating a change in ownership. The windows of the building are boarded up.

This structure has several major deficiencies including; structural cracks in the foundation, loose and missing materials and surface deterioration.

Recommendation: Demo

37 MECHANIC STREET

Vacant lot – redevelopment potential.

PLEASANT STREET CLUSTER

The properties selected for the PARP study along Pleasant Street are almost all residential. About half of them are owner occupied. While they were all built around the late 1800s or early 1900s, most have only structural minor deficiencies. All of these properties are in the Lincoln-High Streets Historic Area.

14 PLEASANT STREET

This three-family house was built around 1890. It has minor deficiencies in its foundation, walls, and roof with surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



15 PLEASANT STREET

This owner-occupied, two-family residence was built around 1880. It has very few deficiencies and is generally in good condition.

Recommendation: No Action



16 PLEASANT STREET

This three-family residence was built about 1900. It has minor deficiencies in its foundation and walls with some surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



18 PLEASANT STREET

This owner-occupied single family residence was built around 1897. It has minor deficiencies in its foundation and walls with some surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



19 PLEASANT STREET

This owner-occupied three family residence was built around 1873. It has a few minor deficiencies.

Recommendation: No Action



20 PLEASANT STREET

This four-family residence was built around 1900. It has a few minor deficiencies.

Recommendation: No Action



22 PLEASANT STREET

This owner-occupied single family residence was built around 1900. It has a few minor deficiencies.

Recommendation: No Action



31 PLEASANT STREET

This mixed use structure is used primarily for commercial purposes. It was built around 1870 and has minor deficiencies in its foundation and walls with some surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



52 PLEASANT STREET

This mixed use structure is used primarily for residential purposes. It was built around 1880 and has major deficiencies in its foundation and walls with surface deterioration and some loose or missing pieces.

Recommendation: Demo



54 PLEASANT STREET

The Pleasant Street School, 54 Pleasant Street (1883, MHC 263) is a Nationally Registered Historic brick school building. It is imposing due to its 2½ story height, raised on a high basement beneath a steeply hipped roof. The school has granite foundations and an asphalt-shingled roof.



Stylistically the school incorporates elements of the Colonial and Renaissance Revivals with Queen Anne; hence it's falling into the Victorian Eclectic category. Centered on the main square block of the building is a shallow and stepped, Renaissance Revival pavilion that is three bays wide. It is topped by a full pediment. Pilasters articulate the three bays of the main block and those of the pavilion. In the angles made between the main block and the pavilion, at each side are entries that are sheltered by wooden porticoes.

The portico on the west retains most of its original trim while that on the east has been altered. The east portico has half-length, turned Queen Anne posts and elaborate scroll-cut frieze. The masonry of the building is one of its highlights. Contrasting with the deep red brick, the water table, lintels, stylized pilaster capitals, and stringcourse segments are dressed granite. Corbelled bricks mark the raking eaves of the pediment, the entablature of the outer walls. Colonial Revival in style is the fanlights above second story pavilion windows.

A central gable field, fan window has been boarded up. Sash in the building is partially replacement 1/1 and original 6/6. There are two interior chimneys. The building is currently vacant and the building material continues to deteriorate. Areas of water damage and loose and missing materials are evident. This project would be a major Rehabilitation.

Recommendation: Demo or Major Residential Rehab

MAPLE STREET CLUSTER

Maple Street runs from Main Street south to the small Muzzy Pond. The four properties selected for the PARP study are all in Maple-Elm Street Historic Area.

5 MAPLE STREET

This owner-occupied Three-family residence was built about 1870. It has two serious and several minor deficiencies in its foundation, walls, and roof with cracks and deteriorated surfaces.

Recommendation: Major Residential Rehab



11 MAPLE STREET

This apartment building was built about 1900. It has several minor deficiencies in its foundation, walls and roof with some surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



16 MAPLE STREET

This apartment building was built about 1900. It has several minor deficiencies in its foundation, walls and roof with some surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



38 MAPLE STREET

There are two buildings on this parcel, one is an apartment and the other is a two family. The first was built in about 1858 and the two family in 1960. Both have minor deficiencies in their foundations, walls and roofs with some surface deterioration and some loose or missing pieces.



Recommendation: Minor Residential Rehab



CHERRY STREET CLUSTER

There are four parcels selected for the PARP study Between Mechanic Street and Maple Street on Cherry Street which runs parallel to Main Street. All are in the Maple-Elm Streets Historic Area. One is a former fire station owned by the Town of Spencer.

7 CHERRY STREET

This structure is listed by the town assessors as a warehouse. It is a small two story building with several major deficiencies in its foundation, walls and roof with surface deterioration and some loose or missing pieces.



Recommendation: Demo – reuse for parking or green space

10 CHERRY STREET

Vacant Lot – Redevelop or parking

11 CHERRY STREET

This town-owned former fire station is a handsome building built about 1883. It has serious and minor deficiencies in its foundation, walls, and roof with surface deterioration and some loose or missing pieces. It is a Nationally Registered Historic Building worthy of preservation.



Recommendation: Major Commercial or Residential Rehab

17 CHERRY STREET

This two family residence was built about 1853. It has minor deficiencies in its foundation, walls, and roof with surface deterioration and some loose or missing pieces.

Recommendation: Minor Residential Rehab



WALL STREET CLUSTER

Wall Street runs perpendicular to Main Street and curves to connect to Mechanic Street. Three parcels have been included in PARP study. All are in the Maple-Elm Streets Historic Area.

15 WALL STREET

This large condemned warehouse building was built in 1840. It has many major deficiencies in its foundation, walls, and roof with surface deterioration and some loose or missing pieces.

Recommendation: Demo – reuse for parking and green space.



24 WALL STREET

This parcel has two commercial buildings. The larger two story brick structure has been renovated and is being used for motorcycle repair and was built about 1840. The small wood frame building is being used part-time for a woodworking shop. It was built about 1900. These buildings are both in good to fair condition with no structural

deficiencies.

Recommendation: No Action



59-61 WALL STREET

This apartment building was built about 1850. It has minor deficiencies in its foundation and walls and some surface deterioration.

Recommendation: Minor Residential Rehab



VALLEY STREET CLUSTER

Valley Street, Water Street, and Elm Street have a mixture of indoor and outdoor storage areas and some residential structures in and near the five properties included in the PARP Study. The entire area is in need of visual upgrading which new or rehabilitated or relocated uses could help accomplish. Portions of the area are in the Maple-Elm Streets Historic Area.

21 VALLEY STREET

This one story warehouse was built in 1950. It has a few minor deficiencies in its foundation and walls.

Recommendation: No Action



22 VALLEY STREET

This one story warehouse was built in 1950. It has a few minor deficiencies in its foundation and walls.

Recommendation: No Action



23 PEARL STREET

This three family residence was built about 1900.

Recommendation: Minor Residential Rehab



26 ELM STREET

This owner-occupied three family residence was built about 1900. It has minor deficiencies in its foundation and walls with some surface deterioration.

Recommendation: Minor Residential Rehab



1 WATER STREET

This two-story manufacturing building was built about 1920. It has minor deficiencies in its foundation and walls with some surface deterioration.

Recommendation: Major Commercial Rehab



APPENDICES

APPENDIX 1 SUMMARY OF PRIOR STUDIES

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APPENDIX 1: SUMMARY OF PRIOR STUDIES

The following is a summary of key points for prior studies related to the Town Center of Spencer.

COMMUNITY TOWNWIDE MASTER PLAN⁴

- Revitalize and beautify downtown Spencer.
- Strengthen the downtown's land use pattern by pursuing streetscape and façade improvements, building use and reuse projects that enhance the area's variety of business and activities, and through public and private efforts to move the downtown toward being more pedestrian friendly.

PLANNING ASSISTANCE FOR AFFORDABLE HOUSING⁵

This study examined the feasibility of developing/redeveloping three specific sites in the Town including two sites within the Downtown Study Area. The study cited a "Housing Summit" held in 2006 with Spencer Town Officials which resulted in the following principal points of agreement relevant to housing in the Downtown Area.

- Rather than merely reacting to Chapter 40B developments, the Town should proactively identify where it wants to locate affordable units and take steps on its own initiative to develop such housing.
- Spencer's farmland and rural open space are important elements of the Town's image and are not appropriate locations for affordable housing. Rather, such growth is suitable in areas with adequate infrastructure that may allow higher density housing to occur with minimal environmental impact.
- Under the right circumstances the Town may offer surplus municipal land to the Spencer Housing Authority or other non-profit developers as a means of lowering development costs to help make such projects financially feasible.
- The Spencer Housing Authority should take the lead in this endeavor, but all municipal boards and departments must pull together as a team to overcome the many obstacles in a community's path to developing affordable housing.
- With high density and a concentration of low and moderate-income households, the Downtown area is a suitable location for affordable housing projects.
- The conclusion of the Housing Summit seemed to be that the group felt it was important for the Town to lead and shape development to fit its vision of what the residents wanted their community to be.

⁴ Community Master Plan for the Town of Spencer, Spencer Master Plan Committee with technical assistance provided by the Central Massachusetts Regional Planning Commission, UMass Center for Economic Development and Haley & Ward Inc., Engineers, 2003, pp 4,5.

⁵ Planning Assistance for Affordable Housing, William Scanlan, Joseph Alicata and Graves Engineering, 2008, p 9.

Spencer's Town Center should be the center of business, entertainment and civic activity for the Town of Spencer, and be a welcoming destination for residents and visitors. Accessibility by automobile and a safe and engaging pedestrian environment will serve the continuously active business center. The continued mixed-use environment of the Town Center will preserve and encourage the historical character and function of the district. Central civic open spaces will host and engage activities and recreation while creating a civic landmark and enhancing community identity. Spencer Town Center will be a source of Town pride that inspires increased civic use and stewardship in the area.

The Spencer Town Center will be distinguished by virtue of...

- Solidifying itself as the center of business, social and civic life for the Town of Spencer in the traditional manner of historical New England town centers.
- Motivating residents to become more involved in civic activities and revitalization.
- Encourage the founding of a local stewardship group.
- Restore the condition of Town Hall
- Host events in the town center that foster civic pride (e.g., a Town Day)

Spencer Town Center will maintain a mix of uses that...

- Creates consistent activity throughout the day.
- Includes more restaurants and coffee shops in the Town Center business mix.
- Remains consistent with the traditional balance of uses in the Town Center.
- Supports existing businesses with municipal programs such as storefront improvement programs and small business loan programs.
- Seek property redevelopment opportunities for Mechanic and Pearl Streets.
- Encourage ground floor retail and services that support the pedestrian environment.
- Improve sidewalks and streetscape elements (light posts and landscaping)

The Spencer Town Center should be developed to provide an urban fabric that...

- Preserves historical buildings while actively exploring new development opportunities.
- Seek redevelopment or reuse of vacant buildings in the Town Center
- Preserves and strengthens the existing and traditional mix of architecture in the Town Center.
- Pursue historic preservation of eligible buildings in the Town Center.
- Locate appropriate uses in underutilized historic buildings.

The Spencer Town Center should have public open spaces that...

- Function as a traditional New England Town Common open space area.

⁶ Spencer Town Center Revitalization Planning Project, FINAL REPORT, The Cecil Group, Inc., FXM Associates and the BETA Group, 2009, pp 64 - 67.

- Design a civic open space that is consistent with a traditional town commons in a central location.
- Create a civic open space to host events and activities.
- Increase the amount of public open space in the Town Center.
- The public open space should be able to host events like the Taste of Spencer and Farmers' Markets
- Define a civic location and identity for the Town Center.
- Locate the civic open space in a prominent setting on Main Street.
- Provide a maintenance and upkeep program for the civic open space.
- Display an identifiable element in the civic open space such a sculpture or monument.

Spencer Town Center should have a pedestrian network that...

- Increases pedestrian safety along and crossing Main Street.
- Improves pedestrian crosswalks on Main Street
- Implements traffic calming elements.
- Improves sidewalk conditions throughout the Town Center.
- Connects to existing and planned pedestrian paths.
- Connects the Town Center to the existing bicycle path.
- Formalizes the connections between the Town Center and the open space trails behind the Price Chopper Supermarket.
- Engages with commercial uses by creating lively sidewalks with for example, windows and patio seating.
- Installs streetscape elements, such as street lights, trees and landscaping throughout the Town Center.

Spencer Town Center should have a vehicle circulation network that...

- Reduces vehicular congestion on Main Street.
- Improves roadway conditions throughout the Town Center.
- Improves traffic signal coordination in the Town Center.
- Improves the Route 9 and Maple Street Intersection.
- Increases public parking to support local businesses.
- Increases Town-owned public parking in the Town Center.

This very recent study by Finepoint Associates has many findings and recommendations relevant to housing development in the Town Center. The findings are:

- Downtown Spencer has some of the ingredients that potential Town Center residents look for in a neighborhood but lacks others.
- A recent survey found that more 1/3 of the properties in the downtown to be in poor or fair condition and many upper floors are underutilized.
- Based on anecdotal information we suspect that there are a substantial number of units that do not meet building codes as well as units that are uninhabitable and/or not actively being leased.

- The buildings are predominately multi-story structures (2 – 4 stories) with no elevators.
- The current rent level for apartments in Spencer is modest and rents in the downtown area are lower than Spencer at large.
- The high cost of renovation/redevelopment, given current building conditions, is a significant impediment to creating additional habitable housing units.
- The market demand for additional housing units is uncertain in the near term.
- Incentives might be necessary to motivate reinvestment. Some owners are not even putting units back on the market once they become vacant.
- There appears to be a need for affordable housing in Spencer and access to public transit and services makes the downtown a convenient location for low-income residents.
- The southern Middlesex Opportunity Council (SMOC), a non-profit housing developer expressed some interest in developing in downtown Spencer.
- Mixed income resident population might help to increase the customer base and, in turn, attract additional retail and restaurants in the area.
- Current zoning regulations do not appear to be much of a barrier to development in the downtown core; however, parking and density requirements might be inhibiting development in the “village residential zone.”
- Spencer provides opportunities for business to operate at lower cost with proximity to fairly high traffic count, but lack of “curb appeal” may be dissuading businesses as well as potential customers.

Recommendations from the Downtown Housing Study are:

- Given that the market is not particularly strong right now, focus efforts on improving/stabilizing the existing housing units in downtown while working on improving the desirability of downtown as a place to live, creating a development friendly environment and identifying resources.
- Take steps to make the Town more amenable to development. The first step is usually to remove or reduce regulator barriers. The second step is to look at how development-friendly the Town is perceived by developers and property owners.
- Move forward with the proposed “Property Assessment and Re-Use Planning Project” to take a property-by-property approach, evaluate conditions and costs and then create a simple document stating development priorities/goals for downtown.
- Consider partnering with SMOC or other Non-profit Housing Developer/Community Development Corporation (CDC) in an effort to target downtown property for redevelopment; SMOC has indicated they would consider a project downtown and recently completed a similar project in Palmer.
- Create policies and programs to encourage the development of a range of housing choices and mix of incomes in downtown.
- Consider creating a local program offering financing incentives and assistance in identifying small contractors to improve the condition of existing housing units and reactivate/redevelop underutilized upper floors.

- Consider targeting initial financing and marketing efforts to a very focused area of Main Street to have the biggest impact.
- Look for solutions to address the elevator issue and help property owners open up possibilities for upper floors.
- Hold a developers' forum to inform property owners and developers about development goals and available financing resources and incentives; invite property owners, real estate developers, non-profit developers/CDCs and bankers to an informational session.
- Continue to take actions to make downtown a place where people want to live. Consider creating a façade improvement program.
- Pave the way for live-work units; determine if there are any potential obstacles and try to solve issues to be ready in case developers can confirm market demand and decide to take a chance with this concept.
- Explore options to provide parking to support additional housing (e.g., shared parking, municipal lots) and provide way-finding signage to existing parking lots.
- Try to make a real statement/example with the sale and redevelopment of the Sugden Block to help kick off revitalization of downtown, recruit new uses and spur other development.
- Consider designating the area as an Economic Opportunity Area (EOA) with the first development project being the Sugden Block if it is appropriate. Projects must create jobs to benefit from the EOA; property owners get 10% of construction costs as a state income tax credit.

APPENDIX 2: MARKET CONDITIONS

RESIDENTIAL MARKET

The Town of Spencer is primarily a residential community located 20 minutes west of Worcester. According to the 2010 census, Spencer has a population of 11,688 persons. The population has remained largely unchanged since 2000. There are an estimated 5,295 households and the average household size is estimated to be 2.48. Although the population has remained largely unchanged, the number of households has increased by more than 7% between 2000 and 2010. Vacancy rates have also increased from just over 7% in 2000 to over 10% in 2010.

The residential real estate market has improved over the past few years but the rate of recovery has been slower than the Worcester metro area as a whole. Metrics used to measure the health of the market include median sales price, number of sales, building permit activity and foreclosures. In 2014, (through December 1), 132 residential properties sold. As shown in Table 1, the median sales price for all properties was \$170,000 and the median sales price for single family homes was \$185,000. In 2013, 156 residential properties sold with a median sales price of \$181,000. Between 2013 and 2014, the median sales price for all properties increased by 6.25% and the median sales price for single family homes increased by 7.55%. In 2012, 152 residential properties sold with a median sales price of \$165,000 for all. Prices are expected to continue to rise in 2015 but will still be considerably lower than the peak in 2005/2006.

Table 1: Median Sales Price – Spencer, MA

Year	1 Family	All Properties
2005	\$250,000	\$260,000
2006	\$234,000	\$230,000
2007	\$242,000	\$227,000
2008	\$227,000	\$197,000
2009	\$187,000	\$172,000
2010	\$179,000	\$155,000
2011	\$158,000	\$159,000
2012	\$178,000	\$165,000
2013	\$172,000	\$160,000
2014	\$185,000	\$170,000

Source: The Warren Group

Table 2 represents the number of recorded sales between 2004 -2014. Although the percent change has fluctuated the overall trend is consistent with sales prices. The market peaked in 2005, declined during the recession and has been slowly improving.

Table 2: Number of Sales/Percent Change, Spencer, MA

Year	1 Family	% Change from Prior Year	All Properties	% Change from Prior Year
2004	145	23.93	255	19.61
2005	120	-17.24	230	-5.74
2006	118	-1.67	201	-12.61
2007	90	-23.73	145	-27.86
2008	65	-27.78	114	-21.38
2009	98	50.77	125	9.65
2010	116	12.24	152	20.80
2011	86	-21.82	123	-18.54
2012	91	5.81	152	23.58
2013	92	1.10	156	-3.95
2014	86	-6.52	132	-9.59

Source: The Warren Group

There are currently 72 single family homes, 13 multi-family properties, 5 apartments and 5 townhouses listed for sale. Of the 72 single family homes, 19 of them are in foreclosure or pre-foreclosure. Two of the multi-family properties are also in foreclosure. The median list price is \$259,000 or \$133 per square foot which, although higher than in previous year, is still significantly lower than the median list for residential properties in the Worcester Metro area which is \$153 per square foot. It should also be noted that prices are still lower than in 2005 when the median sales for a single family home was \$266,000 and the median sales price for all properties was \$261,000.

The condominium market is recovering at a rate slower than the single family home market. There were only a few recorded sales of condominiums during the first half of 2014 with median sales price of \$111,000. In 2013, the median sales price for a condominium was \$188,000 compared with a median sales price of \$250,000 in 2009. There is only 1 condominium unit listed for sale.

A metric used to measure the health of a real estate market in a given community are the number of building permits issued in a given year. Table 3 summarizes the building permit activity for the past 5 years. Although there has been an uptick in the number of building permits issued for new construction, the number of building permits issued for over the past five years has remained fairly constant.

In 2013, 12 new ANR lots were created compared with 2 in 2012. The Planning Board received 10 ANR plan applications but several were for lot line revisions. No new residential subdivision applications were submitted and there was no road construction associated with prior approvals. Several partially completed projects are either in default or inactive. Construction has not started on several projects approved between the years 2005 – 2009 although Candelwood Estates Phase 2 did receive an extension.

Table 3: Building Permit Activity 2009-2013

Year	Single Family Permits	Multi-family Permits	Business Permits	Additions	Total Permits	Fees Collected
2009	9	0	3	9	423	\$57,000
2010	12	2	0	8	390	\$61,000
2011	8	0	1	9	423	\$57,000
2012	8	0	39	0	465	\$177,000
2013	15	0	0	5	433	\$67,000

Source: Town of Spencer Annual Reports: 2009 - 2013

Another metric used to measure the health of a real estate market is foreclosures. Consistent with an improvement in the health of the market, the number of foreclosure deeds has declined from a peak of 39 on 2010 to 8 in 2014.

Table 4: Number of Foreclosure Deeds, Spencer, MA

Year	1-Family	All
2007	6	10
2008	7	14
2009	7	13
2010	26	39
2011	15	23
2012	15	22
2013	8	11
2014	6	88

Source: The Warren Group - 2014

In summary, the residential market in Spencer suffered considerably during the recession. Since then the market has recovered to some extent but it is still considerably weaker than the Worcester metro region as a whole.

TARGET AREA RESIDENTIAL MARKET

According to the 2010 census, the target area has a population of 5,700 persons. The median age is 38.7 and the median household income is \$43,281. There are an estimated 2,493 households in the target area of which 1,104 are owner occupied and 1,389 are renter occupied. The average household size is 2.28. The vacancy rate on rental units is 10.4% and the vacancy rate on owner occupied units is 3.8%. According to Zillow, there are 11 single family homes for sale in the target area of which 8 are in foreclosure or pre-foreclosure. Almost all of the multi-family properties for sale are located in or near the target area. There are numerous apartments available for rent in the target area. Rentals average \$0.90 per square foot as compared with rentals rates of \$0.81 per square foot in the rest of Spencer.

COMMERCIAL MARKET

The commercial real estate market in Spencer is not particularly robust. There have been a very limited number of transactions in the past few years and only a handful of properties are currently listed for

sale. Several small mixed use properties along Main Street are listed as for sale. These are all residential buildings that have been converted to office space.

249 Main Street is a 3,668 sq. ft. office building that is on the market for \$363,000 or \$99 per square foot.

230 Main Street is a 3,052 sq. ft. office building on the market for \$156,000 or \$51 per sq. ft.

234 Main Street is a 3,195 sq. ft. building on the market for \$380,000 or \$119 per square foot.

The only other property on Main Street that is listed for sale is the former Chevrolet dealership at 324 Main Street. This property contains 23,000 sq. ft. of floor area on 3 acres. It is on the market for \$695,000. The only other property in the study area currently listed for sale is 21 Valley Street, a 15,000 sq. ft. industrial building on a 0.47 acre site, listed for \$299,000.

In terms of recent sales, 116 Main Street was sold in 2005 for \$325,000 or \$63.49 sq. ft. This is a 5,040 retail building. In 2010, 8 and 9 Park Avenue were sold for \$150,000 for each building. 9 Park Avenue is a 690 sq. ft. retail building and 8 Park Avenue is a 2,838 sq. ft. retail building. The Price Chopper Plaza was sold in 2013 for \$6.5 million. This plaza contains 53,103 sq. ft. of floor area on a 5.42 acre site. 135 Main Street was sold in 2007 for \$145,000 or \$67.25 sq. ft. This building is a 2,156 sq. ft. office building.

In terms of surrounding communities 245 West Main Street, East Brookfield was sold in 2006 for \$454,000 or \$222 per sq. ft. This is a retail building that contains 2,052 sq. ft. of floor area. In 2013, 1145 Main Street, Leicester was sold for \$5.25 million or \$276.18 per sq. ft. This building contains 18,970 sq. ft. on a 4.5 acre site. 11 E. Main Street, West Brookfield is currently for sale for \$250,000. This building contains 1,500 sq. ft. of floor area and is currently a liquor store.

The limited number of sales in Spencer makes it difficult to quantify commercial market conditions. Current asking retail sales prices for Worcester County are \$115.23 per square foot as compared with \$148.88 statewide. Prices peaked to almost \$200 per square foot in 2007 and then dropped precipitously in 2008 to just over \$100 per square foot. Since then prices have fluctuated from a low \$115 per sq. ft. to a high of \$145 per sq. ft. Rents for office properties are \$16.25 per sq. ft. in the region as compared with \$17.29 per sq. ft. statewide. Office rents peaked in 2008 at almost \$18.00 per sq. ft. hit a low of \$15.00 per sq. ft. in 2011 and has slowly rebounded. The weak commercial market makes it difficult for developers and owners to invest in properties without financing assistance.

APPENDIX 3: POSSIBLE SOURCES OF FUNDING

There are many State and Federal programs that may be available for home owners and commercial investors to make improvements to Downtown Spencer. The following is a listing of programs.

Program A	Pre-development Loans
Funding Source	Mass Development
Property Type	Commercial / Mixed Use
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Loans for pre-development costs
Maximum Amount	Max: \$100,000
Rate – Terms	Deferred interest payment
Requirements	Requires 50% match from Applicant
Comments	Applicant is typically a business that will occupy portion of building
Link	http://www.massdevelopment.com/financing/loans-guarantees/predevelopment-loans/
Program B	Real Estate Loans
Funding Source	Mass Development
Property Type	Multi-tenant, mixed use, commercial / industrial, manufacturers, rental apartment buildings
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Acquisition, renovation, construction and /or permanent financing
Maximum Amount	Max: \$5,000,000; will fund up to 90% of property value
Rate – Terms	Flexible
Requirements	
Comments	Construction financing also available; Preference is given to multifamily rental buildings in downtowns
Link	http://www.massdevelopment.com/financing/loans-guarantees/real-estate-loans/
Program C	Commercial Real Estate Improvement Loans
Funding Source	Mass Development
Property Type	Commercial / mixed use buildings in downtowns
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Improvements to buildings to help lease up vacant or underutilized space
Maximum Amount	Max.: \$500,000
Rate – Terms	Flexible
Requirements	
Comments	

Link

Program D	Tax Exempt Bonds
Funding Source	Mass Development / Mass Housing Investment Corp (MHIC)
Property Type	Affordable rental housing, manufacturers, infrastructure
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Acquisition, rehabilitation and adaptive reuse
Maximum Amount	No present limits
Rate – Terms	Due to tax exempt status, interest rates will be lower than traditional funding sources
Requirements	
Comments	
Link	http://www.massdevelopment.com/financing/bond-financing/tax-exempt-bonds/

Program E	LHTC - State and Federal Tax Credit Program
Funding Source	Mass Development / MHIC / Department of Housing & Community Development (DHCD)
Property Type	Affordable rental housing/ Mixed Use
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Acquisition, new construction and/or rehabilitation of existing structures for rental
Maximum Amount	Max: \$400,000 for projects with less than 40 units; \$700,000 for projects with 41-60 units; \$1,000,000 for projects with more than 60 units
Rate – Terms	Federal:4% tax credits for 10 years; State: 4% tax credits for 5 years
Requirements	20% earning less than 50% of area median income (AMI) and 10% at 30% AMI or 40% at 60% AMI and 10% at 30% AMI
Comments	40% of the total development costs must be financed by Mass Development tax exempt bonds; state credits only available for projects that receive an allocation of federal tax credits, priority will be given to large scale neighborhood impact projects; Funding is very competitive
Link	http://www.mass.gov/hed/docs/dhcd/hd/lihtc/2015-qap.pdf

Program F	Historic Tax Credits (Federal and State)
Funding Source	US Department of the Interior/ MHIC/ MA Historical Commission
Property Type	Income producing properties including commercial, industrial, agriculture and rental housing
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Substantial rehabilitation (must exceed pre-rehabilitation cost of the

Maximum Amount	building) 20% of qualifying expenses
Rate – Terms	Tax credits can be carried forward for 5 years
Requirements	
Comments	A building must be designated as historic or certified as contributing to the significance of an historic district
Link	http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf
Program G	MA Home Program
Funding Source	DHCD
Property Type	Affordable Rental Housing
Eligible Applicant	For Profit ; Non-profit, Municipalities in conjunction with the above
Type and Use of Funding	Acquisition, new construction and/or rehabilitation of existing structures for rental
Maximum Amount	Max: \$750,000 - \$1,000,000 per project, \$50,000 per unit in entitlement communities
Rate – Terms	30 years @ 0% (deferred payment)
Requirements	Project must have a minimum of 5 HOME assisted units with all HOME units below 60% OF AMI and 20% of units below 50% of AMI
Comments	Local funds required; total state subsidy exclusive of tax credits is \$100,000 per unit
Link	http://www.mass.gov/hed/housing/affordable-rent/home-investment-partnerships-program-home.html
Program H	Housing Stabilization Fund
Funding Source	DHCD
Property Type	Rental Housing/ Mixed Use
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Acquisition, new construction and/or rehabilitation of existing structures for rental
Maximum Amount	Max: \$750,000 - \$1,000,000 per project, \$50,000 per unit
Rate – Terms	50 year at 0% (deferred loan payment)
Requirements	There must be a minimum of 5 affordable units and all units receiving assistance must be occupied at 80% AMI for years 0- 40 and no greater than 100% of AMI for years 41 -50
Comments	Local funds required; can be used in conjunction with other state programs
Link	http://www.mass.gov/hed/housing/stabilization/

Program I	Capital Improvement and Preservation Fund
Funding Source	DHCD (MHP is financial intermediary)
Property Type	Existing Low Income Rental Housing
Eligible Applicant	For Profit and Non Profit Developers; Local Housing Authorities
Type and Use of Funding	Refinance and rehabilitation of existing rental properties
Maximum Amount	Max: \$40,000 per unit for project with more than 25 units up to \$2 million, Max. \$50,000 per unit for projects with less than 25 units up to \$1.25 million
Rate – Terms	40 year at 0% (deferred payment loan)
Requirements	50% of the units at 80% AMI, 5% of the units at 50% AMI
Comments	Funds are intended to preserve and improve projects where prepayment of a state or federal assisted mortgage would terminate the requirement to provide low income housing; DHCD subsidies are limited to \$100,000 per unit (exclusive of tax credits); cannot be combined with DHCD Home funds
Link	http://www.mass.gov/hed/housing/affordable-rent/capital-improvement-and-preservation-fund-cipf.html

Program J	Housing Innovation Fund
Funding Source	DHCD / Community Development Assistance Corp (CEDAC)
Property Type	Residential properties and SROs
Eligible Applicant	Non-profit developers
Type and Use of Funding	Acquisition, construction and renovation of residential buildings and SROs
Maximum Amount	Max \$500,000 except for projects that primarily serve homeless families or individuals then \$1 million
Rate – Terms	30 years - 5% deferred loan payment
Requirements	At least 25% of the project must be occupied by low income persons or families and 25% must be occupied by very low income persons or families
Comments	Designed to create alternative forms of housing such as SROs
Link	http://www.mass.gov/hed/economic/eohed/dhcd/fact-sheets/hif.html

Program K	Facilities Consolidation Funds
Funding Source	DHCD / CEDAC
Property Type	Residential properties that serve individuals affected by the facility consolidation/community expansion and restructuring initiatives of DMR and DMH
Eligible Applicant	For Profit, Non-profit
Type and Use of Funding	Acquisition, new construction and/or rehabilitation of existing structures for rental
Maximum Amount	Max: \$500,000 - No more than 50% of total development costs of eligible

	units
Rate – Terms	30 years - Interest is deferred but accrues for only the initial 20 years provided the loan is not in default
Requirements	At or below 80% AMI, Designed to service persons with physical or mental impairments
Comments	A service program monitored by DMR and DMH is an integral component
Link	http://www.mass.gov/hed/housing/affordable-rent/facilities-consolidation-fund-fcf.html

Program L	Community Based Housing
Funding Source	DHCD / CEDAC
Property Type	Rental Housing
Eligible Applicant	Non-profit developers
Type and Use of Funding	Acquisition, new construction and/or rehabilitation of existing structures for rental
Maximum Amount	Max: Lesser of \$750,000 per project or 50% of total development costs of eligible units
Rate – Terms	30 years @ 0% (deferred payment)
Requirements	At or below 80% AMI (majority of tenants will have incomes based solely on SSI, will be below 15% AMI and have a long term physical or mental disabilities)
Comments	Application must include a letter of support from the Massachusetts Rehabilitation Commission
Link	http://www.mass.gov/hed/housing/affordable-rent/community-based-housing-cbh.html

Program M	Permanent Rental Financing Program
Funding Source	MHP
Property Type	Multifamily rentals and SROs with 5 or more units
Eligible Applicant	For Profit and Non-Profit Developers
Type and Use of Funding	Permanent financing for takeout of construction loans
Maximum Amount	Min: \$250,000, Max:\$15 million (Projects over \$15 million w/ participating lenders)
Rate – Terms	20 years amortizing up to 30 years
Requirements	20% at 50% AMI or 40% affordable at 60% AMI or 50% at 80% of AM; total commercial space income cannot exceed 33% of total effective rental income
Comments	Application must include a letter of support from the Massachusetts Rehabilitation Commission
Link	http://www.mhp.net/rental_financing/

Program N	5 Year Flexible Financing
Funding Source	MHP
Property Type	Multi-family rental properties with 5 or more units
Eligible Applicant	For Profit and Non-Profit Developers
Type and Use of Funding	Permanent financing for takeout of construction loans
Maximum Amount	Max: \$15 million
Rate – Terms	10 year term with initial interest rate set using 5 year prices amortizing over 30 years
Requirements	20% at 50% AMI or 40% affordable at 60% AMI or 50% at 80% of AM; total commercial space income cannot exceed 33% of total effective rental income
Comments	
Link	http://www.mhp.net/rental_financing/programs.php

Program O	MATCH Tax Exempt Financing
Funding Source	MHP / Mass Development
Property Type	Affordable Rental Housing
Eligible Applicant	For Profit and Non-Profit Developers
Type and Use of Funding	Bonds are issued by Mass Development to MHP which then provides a mortgage equal to bond amount. Bonds are guaranteed by Federal Home Loan bank assuring low rates
Maximum Amount	
Rate – Terms	20 years amortizing over 30 years
Requirements	20% at 50% AMI or 40% affordable at 60% AMI or 50% at 80% of AM; total commercial space income cannot exceed 33% of total effective rental income
Comments	See term sheet; Developers may qualify for an allocation of tax credits
Link	http://www.mhp.net/rental_financing/programs.php

Program P	Energy Performance Improvement Loan
Funding Source	MHP
Property Type	Affordable multifamily housing
Eligible Applicant	For Profit; Non-Profit developers must have MHP funded first mortgage
Type and Use of Funding	Loans to enhance energy efficiency and energy conservation
Maximum Amount	Max: \$15,000 per unit
Rate – Terms	20 years amortizing over 30 years
Requirements	20% at 50% AMI or 40% affordable at 60% AMI or 50% at 80% of AM; total commercial space income cannot exceed 33% of total effective rental income

Comments	See term sheet; Developers may qualify for an allocation of tax credits
Link	http://www.mhp.net/rental_financing/programs.php

Program Q	Community Revitalization Rental Financing for projects located in a high poverty area
Funding Source	MHP
Property Type	Predominately market rate housing in a high poverty area
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Permanent financing for takeout of construction loans
Maximum Amount	Min: \$500,000; Max: \$15 million
Rate – Terms	Minimum 5 years, Maximum 20 years amortizing over 30 years
Requirements	Minimum 10% affordable
Comments	
Link	http://www.mhp.net/rental_financing/programs.php

Program R	One Source
Funding Source	MHP / MHIC
Property Type	Affordable multifamily housing
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Provides simplified financing for acquisition and rehabilitation; funding is provided either by MHIC or participating lenders
Maximum Amount	Not specified
Rate – Terms	Not specified
Requirements	Not specified
Comments	
Link	http://www.mhp.net/rental_financing/one_source.php

Program S	Economic Development Fund
Funding Source	DHCD
Property Type	Mixed use and adaptive reuse projects
Eligible Applicant	For Profit and Non Profit Developers
Type and Use of Funding	Acquisition and development of mixed use properties in commercial areas
Maximum Amount	Grants of \$100,000 - \$750,000 per project; Grants of \$100,000 - \$500,000 to community development corps.; \$50,000 planning grants; Loans of \$500,000 -
Rate – Terms	Not specified
Requirements	Project must be critical in downtown revitalization and or job creation / retention
Comments	Funds are limited and are awarded on a rolling basis depending upon

Link	availability; 2-step application process http://www.mass.gov/hed/community/funding/economic-development-fund-edf.html
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Program T	Affordable Housing Trust Fund
Funding Source	DHCD/Mass Housing/CEDAC/MHIP
Property Type	Affordable housing
Eligible Applicant	For Profit and Non Profit Developers; Government Housing Authorities
Type and Use of Funding	Acquisition, rehabilitation and construction of affordable housing
Maximum Amount	Lesser of \$1,000,000 or \$50,000 per assisted unit
Rate – Terms	30 year @ 0% (deferred payment)
Requirements	110% of AMI (range of incomes with special emphasis on units of 80% AMI or less)
Comments	DHCD subsidy limited to \$100,000 per unit exclusive of tax credits
Link	http://www.mass.gov/hed/docs/dhcd/hd/aht/ahtfguide.pdf

Program U	Commercial Area Transit Node Housing
Funding Source	DHCD
Property Type	Housing Projects of 25 units or less in Commercial areas in close proximity to public transit
Eligible Applicant	For Profit and Non Profit Developers; Municipalities
Type and Use of Funding	New construction
Maximum Amount	Max: \$50,000 per unit up to \$1 million
Rate – Terms	30 years @ 0% (deferred payment)
Requirements	At least 51% of the units must be affordable at or below 80% AMI
Comments	Funding Limited; Maximum DHCD subsidy is limited to \$100,000 per unit exclusive of tax credits
Link	http://www.mass.gov/hed/housing/affordable-rent/commercial-area-transit-node-housing-program.html

Program V	Home Funders
Funding Source	MHP / MHIC
Property Type	Affordable housing for family sized units (2 bedrooms or more)
Eligible Applicant	Non Profit Developers
Type and Use of Funding	Acquisition, rehabilitation and construction of 10 or more new affordable housing units
Maximum Amount	Max: \$50,000 per eligible unit up to \$750,000 (typically 5-10% of total project costs)
Rate – Terms	20 years, fully amortizing with 2% interest only payments required during

Requirements	loan term. At maturity, full repayment of principal is due
Comments	20% of the family sized units at 30% of AMI
Link	Project must include some provision for service coordination for residents http://www.homefunders.org/howwework.html

Program W	Mixed Income Rental Housing
Funding Source	Mass Housing
Property Type	Mixed income rental housing
Eligible Applicant	Non Profit Developers
Type and Use of Funding	Tax exempt and taxable financing for mixed income rental housing
Maximum Amount	Varies by Project
Rate – Terms	40 years
Requirements	Tax Exempt: 20% affordable at 50% AMI or 40% affordable at 50% AMI; Taxable: 20% affordable at 80% AMI
Comments	
Link	https://www.masshousing.com/portal/server.pt/community/rental_housing/240/rental_housing_home

Program X	Elder Mixed Income Housing
Funding Source	Mass Housing
Property Type	Rental housing for elders
Eligible Applicant	For Profit and Non-Profit Developers
Type and Use of Funding	Tax exempt and taxable bonds
Maximum Amount	Varies by Project
Rate – Terms	30 and 40 years
Requirements	20% of units must be affordable to elders at 50% AM
Comments	Must provide supportive services for seniors
Link	https://www.masshousing.com/portal/server.pt/community/home/217/home

Program Y	Elder CHOICE
Funding Source	Mass Housing
Property Type	Assisted living units for frail elders
Eligible Applicant	Non Profit Developers and Limited Dividend Corps
Type and Use of Funding	Tax exempt and taxable bonds
Maximum Amount	Varies by Project
Rate – Terms	30 and 40 years
Requirements	20% affordable at 50% AMI or 40% affordable to 60% AMI; rents must not

Comments	exceed 30% of target income group
Link	Must provide supportive services for frail elders https://www.masshousing.com/portal/server.pt/community/home/217/home

Program Z	Brownfields Redevelopment Fund
Funding Source	Mass Development
Property Type	Properties with economic development benefit
Eligible Applicant	For Profit and Non-profit developers, Municipalities
Type and Use of Funding	For environmental assessment and clean-up of contaminated properties
Maximum Amount	\$100,000 for site assessments; \$500,000 for remediation
Rate – Terms	Deferred loans and flexible funding, Municipalities and Community Development corps. maybe eligible for a grant
Requirements	
Comments	
Link	http://www.massdevelopment.com/financing/specialty-loan-programs/brownfields-redevelopment-fund/

Program AA	Affordable Housing Program
Funding Source	FHLB Member Bank
Property Type	Affordable housing
Eligible Applicant	Non Profit Developers
Type and Use of Funding	Acquisition, rehabilitation and construction of affordable housing
Maximum Amount	Max:\$ 400,000 in direct subsidy grant and a total of \$800,000 (grant plus loan)
Rate – Terms	Subsidized advance loans and/or grants have various interest rates provided by FHLB member banks
Requirements	20% of the units at 50% AMI
Comments	Must have commitments for at least 50% of funding less AHP request
Link	

APPENDIX 4: LIST OF CONTACTS

During the progress of this study a number of individuals and organizations were contacted. The following is a listing of contacts.

Donald LeCaire, LeCaire Lumber

Sue Como, Century 21

Rodney Foisy, Century 21

Connie Collupy, Five Loaves Bakery

Kathy Aho, ERA Key Realty

Cliff & Cindy Leinonen (left voice message and sent email but never received a response)

Reverend Robert Bachelder, President, Greater Worcester Housing Connection

Jake Cutler, owner of Barnstorm Bikes

Norman Letendre and his wife, owners of 64 Main Street

Michael Wong, owner of 148 Main Street

Reginald Girouard, owner of 31 Mechanic Street

APPENDIX 5: FOLLOW-UP MATERIALS

DRAFT OF LETTER TO BE SENT TO ALL PROPERTY OWNERS AS A FOLLOW-UP

Date

Name and Address

Dear Mr./Ms. _____

The Town of Spencer is in the final phases of a study of Town Center properties that may be candidates for rehabilitation and possible re-use. Your property at _____ was included in the study. The Town identified 65 properties whose improvement could contribute significantly to Town Center revitalization.

We invite you to read the Draft Final Report on the Town's Website <http://www.spencerma.gov> . On that Town Web page click on the first item under Current Projects, then click on the report page icon under Additional Documents at the bottom of the web page of the Pioneer Valley Planning Commission (PVPC). Or go directly to http://www.pvpc.org/sites/default/files/SpencerParpreportDraft%203-16-15_1.pdf. PVPC is a project sponsor of the project along with the Town of Spencer. The list of financial assistance programs is included as an appendix.

The Town has been working on public improvements in this area for some time now and additional public improvements are scheduled. We have made or are scheduled to make almost \$17,000,000 worth of investments in the Town Center infrastructure that will contribute to this effort.

We would like to know of your interest in improving your property and help you take the steps toward that goal. We are certain that the combination of public and private improvements will result in better market conditions for both residential and commercial activities in the area. Such improvements could pay for themselves in terms of increased property values and sales and rental returns to property owners. Part of our study includes identification of financial assistance programs available for private property improvements. Please study the list in Section 5 of the Draft Final Report for assistance programs that are potentially available for your property.

We understand that the markets for residential and commercial properties and space have been weak since 2008. There are signs of market improvement as the regional markets grow stronger and town level positive actions are taken by both the private and public sectors. The Draft Final Report discusses some of the indications of stronger markets and actions that can be taken. Actions taken by property owners will certainly help to improve overall market conditions. Please contact Adam Gaudette, Town Administrator or Michelle Buck, Town Planner at (508) 885-7500 to answer any questions you may have and information on how to get started.

Thank you very much,
Anthony D. Pepe

Chairman, Board of Selectmen

FOLLOW-UP MEETINGS WITH SEVERAL OWNERS

Members of the consultant team did follow-up interviews with selected owners.

64 Main Street

Daniel Benoit and Lisa Davis Lewis met with Norman Letendre and his wife, owners of 64 Main Street. The Letendres informed us that they purchased the building in 2006 with the intention of operating Letendre Supply LLC (a plumbing supply business) on the ground floor and two lower floors, and renting out the upper two floors. However shortly after purchasing the building, they were informed by the State that the building was not ADA compliant and therefore they could not lease the upper floors without installing an elevator. The Letendres stated that they appealed to town officials as well as to the State representative but no one was willing to help them. As a result the Karate Studio vacated the space and the upper floors have remained vacant even since. They also complained that the building inspector required them to install a handicap restroom on the ground floor and gave them a “hard time”.

The Letendres indicated that sales at the plumbing supply business has diminished and that they intend to close it as soon as their inventory runs out and utilize the ground floor as well as the lower 2 floors for their self-storage and U-Haul rental business. They currently have self-storage units on the lower two floors. They also use a portion of the ground floor to sell merchandise left in the self-storage units.

The Letendres indicated that they would like to upgrade their building but lack the funds to do so. If the town had a façade improvement or commercial rehab program and they could obtain a grant or low interest loan, they would like to remove the aluminum siding and restore the exterior of the building. They do not see themselves expending funds to install an elevator or upgrade the interior of the building. They believe the building has a lot of potential but they no longer have the interest in improving it.

148 Main Street

Daniel Benoit and Lisa Davis Lewis met with Michael Wong, owner of 148 Main Street. Mr. Wong informed us that he has been operating the restaurant for 20+ years and purchased the building from the Eckleberry's. He stated that when he started the business, business was strong and he drew clients from a broad market. However the recession hurt his business and it has not fully recovered. His clientele now comes from the local area.

He informed us that he did obtain a loan from Spencer Bank to upgrade the façade and did so about 10 years ago. He agreed that it could use from additional upgrading and would be willing to do so if the town set up a grant or loan interest loan program.

The second floor contains 4 residential units which are all rented. He told us that he upgrades them as the space turns over but that he is not interested in investing significant funds to further upgrade the units. He said the rental potential is limited and even if he would rehab them, he could not increase the rents.

200 Main Street

Daniel Benoit and Lisa Davis Lewis met with Don Lacaire, owner of 200 Main Street. The meeting was similar to the meeting held with Mr. Lacaire a few months ago. Mr. Lacaire is interested in selling the building and is not interested in redeveloping it or rehabilitating it. He indicated that he had a potential purchaser but the building inspector dissuaded him from moving forward. The individual planned to use the building as a warehouse.


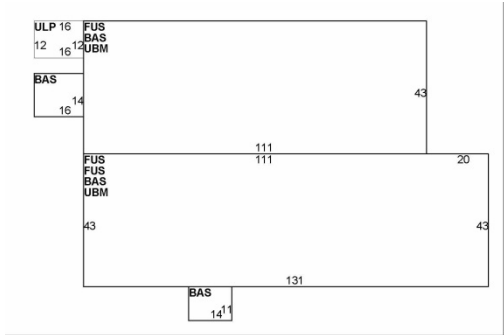
106 Main Street, 134 Main Street, 136 Main Street, 141 Main Street, 170 Main Street and 18 Mechanic Street


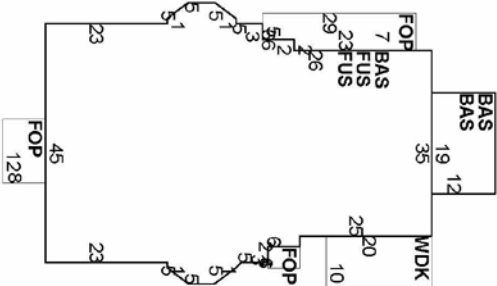
Brian Barber spoke with Susan, a member of the Eckleberry Family by telephone, who represents the Eckleberry Family, although the nominal owner of the properties is Phyllis Eckleberry, an elderly woman who helps to operate the family-owned Spencer Country Inn. Susan is a realtor in Spencer and is familiar with market conditions there. She said the family is only interested in selling properties, not improving them. The family does not have the funds for improvements. She wants to leave improvements to property buyers. She mentioned that CVS was interested in one of the properties but the sale fell through. She sees lack of well-placed parking as a detriment to investments in downtown properties.



31 Mechanic Street


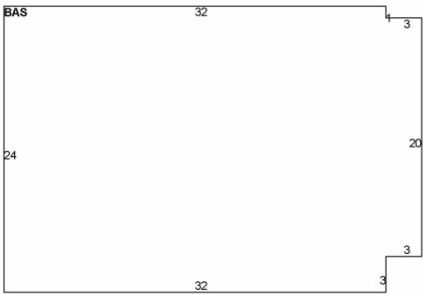
Brian Barber spoke by phone with Reginald Girouard of the Greenblock Realty Trust, owner of the property. Mr. Girouard attended all the project's public meetings and is familiar with the intents and coverage of the project. He wants to sell the property without making any improvements and has a possible buyer. He will let us know if he sells the property. If he does not he said he may be interested in meeting with project representatives about improvements and their financing.


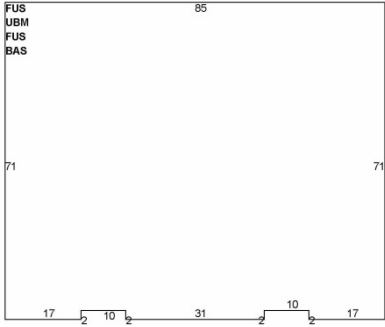
42 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 42 Main Street Map Lot #: U08-123 Owner: NIAM YORAM BEN Additional Owner: Mailing Address: 330 MAIN ST., HARTFORD, CT 06108 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2645.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Below Average Stories: 2 Occupancy: 3 Exterior Wall 1: Pre-Fab. Wood Exterior Wall 2: Vinyl Siding Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Hardwood Interior Floor 2: Carpet Heating Fuel: Gas Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1880 Effective Year Built: 1938 Total Acres: 0.37 Land Use Code: 031 – Mixed-Primarily Commercial Owner Occupied: No Zoning District: VR – Village Residential Historic District: No Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
		<p> Sale Date: 03/11/2013 Sale Price: \$140,000 Book/Page: 50567/0162 </p>
		STRUCTURAL ASSESSMENT
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area: 18,444 sf Living Area: 11,194 sf 1st Floor Area: 6,148 sf </p>	<p> MINOR </p>
ASSESSED VALUE		<p> Land Value: \$51,600 Building Value: \$133,300 Accessory Value: Total Value: \$184,900 </p>



64 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 64 Main Street Map Lot #: U08-7 Owner: TTN REALTY LLC Additional Owner: ANNE DURGIN Mailing Address: 50 SMITHVILLE RD., SPENCER, MA, 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2510.pdf Tier I – Chemical Contamination Site: Use Restrictions- Link to MassDEP: http://public.dep.state.ma.us/SearchableSites2/SiteInfo.aspx?textfield_RTN=2-0015356&searchType=ALL&CurrentPage=1</p>	<p>Style: Light Industrial Model: Industrial Grade: Below Average Stories: 3 ½ Occupancy: 1 Exterior Wall 1: Aluminum Siding Exterior Wall 2: Concr/Cinder Wall Height: 8 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Pine/Softwood Heating Fuel: Oil Heating Type: Forced Air-Duct AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1935 Effective Year Built: 1952 Total Acres: 1.66 Land Use Code: 400 – Factory Owner Occupied: No Zoning District: C – Commercial Historic District: No Within Wetland/Brook Buffer: Yes</p>	<p>Water: Town Water Sewer: Town Sewer</p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
		<p>Sale Date: 02/15/2006 Sale Price: \$335,000 Book/Page: 38391/0192</p>
		STRUCTURAL ASSESSMENT
		SERIOUS
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
		<p>Land Value: \$118,400 Building Value: \$138,000 Accessory Value: \$27,500 Total Value: \$250,000</p>
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area: 38,621 sf Living Area: 28,023 sf 1st Floor Area: 10,784 sf</p>	



95 MAIN STREET BUILDING #1 OF 3	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p>Address: 95 Main Street Map Lot #: U13-100 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/100444.pdf Underground Storage Tank removed- Link to MassDEP: http://public.dep.state.ma.us/SearchableSites2/SiteInfo.aspx?textfield_RTN=2-0016180&searchType=ALL&CurrentPage=1</p>	<p>Style: 4-8 Family Model: Residential Grade: Average Stories: 3 Occupancy: 6 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Mansard Roof Cover: Slate Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Carpet Heating Fuel: Oil Heating Type: Hot Water AC Type: None</p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p>Approximate Year Built: 1850 Effective Year Built: 1980 Total Acres: 0.46 Land Use Code: 013 – Mix-Primarily Res. Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p> <th data-bbox="1440 919 1906 956">OWNERSHIP HISTORY</th> <td data-bbox="1440 956 1906 1097"> <p>Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0176</p> </td>	OWNERSHIP HISTORY	<p>Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0176</p>
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT		
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 8 Bath/Plumbing: Average</p>	<p>Gross Area: 13,231 sf Living Area: 9,678 sf 1st Floor Area: 3,530 sf</p>	<th data-bbox="1440 1229 1906 1266">MINOR</th> <td data-bbox="1440 1266 1906 1406"> <p>ASSESSED VALUE</p> <p>Land Value: \$42,300 Building Value: \$324,600 Accessory Value: \$400 Total Value: \$471,500</p> </td>	MINOR	<p>ASSESSED VALUE</p> <p>Land Value: \$42,300 Building Value: \$324,600 Accessory Value: \$400 Total Value: \$471,500</p>

95 MAIN STREET BUILDING #2 OF 3	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 95 Main Street Map Lot #: U13-100 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/100444.pdf</p> <p>Underground Storage Tank removed</p>	<p>Style: Store Model: Commercial Grade: Average Stories: 1 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Vinyl/Asphalt Heating Fuel: Oil Heating Type: Hot Water AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1950 Effective Year Built: 1969 Total Acres: 0.46 Land Use Code: 013 – Mix-Primarily Res. Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p>
		OWNERSHIP HISTORY
		<p>Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0176</p>
		STRUCTURAL ASSESSMENT
		MINOR
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Masonry Total Rooms: Total Bedrooms: Total Baths: 1 Bath/Plumbing: Average</p>	<p>Gross Area: 731 sf Living Area: 731 sf 1st Floor Area: 731 sf</p>	<p>Land Value: Building Value: \$60,300 Accessory Value: Total Value: \$471,500</p>

95 MAIN STREET BUILDING #3 OF 3	PARCEL INFORMATION	CONSTRUCTION DETAILS			
	<p> Address: 95 Main Street Map Lot #: U13-100 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/100444.pdf </p> <p>Underground Storage Tank removed</p>	<p> Style: Restaurant Model: Commercial Grade: Below Average Stories: 1 Occupancy: 1 Exterior Wall 1: Pre-finish Metal Exterior Wall 2: Clapboard Wall Height: 8 Roof Structure: Gable/Hip Roof Cover: Rolled Composition Interior Wall 1: Wallboard/Wood Interior Floor 1: Ceramic Tile Interior Floor 2: Quarry Tile Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None </p>			
FOOTPRINT	GENERAL INFORMATION	UTILITIES			
	<p> Approximate Year Built: 1950 Effective Year Built: 1969 Total Acres: 0.46 Land Use Code: 013 – Mix-Primarily Res. Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1442 919 1908 956">OWNERSHIP HISTORY</th> <td data-bbox="1442 956 1908 1097"> <p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0176 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0176 </p>	
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT			
<p> Frame Type: Steel Total Rooms: Total Bedrooms: Total Baths: 1 Bath/Plumbing: Average </p>	<p> Gross Area: 828sf Living Area: 828sf 1st Floor Area: 828sf </p>	<th data-bbox="1442 1232 1908 1269">MINOR</th> <th data-bbox="1442 1269 1908 1307">ASSESSED VALUE</th> <td data-bbox="1442 1307 1908 1406"> <p> Land Value: Building Value: \$43,900 Accessory Value: Total Value: \$471,500 </p> </td>	MINOR	ASSESSED VALUE	<p> Land Value: Building Value: \$43,900 Accessory Value: Total Value: \$471,500 </p>

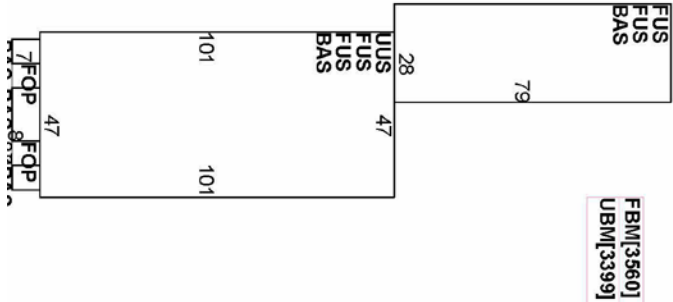
106 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 106 Main Street Map Lot #: U08-1 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2504.pdf	Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 3 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 10 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Plastered Interior Floor 1: Vinyl/Asphalt Interior Floor 2: Pine/Softwood Heating Fuel: Oil Heating Type: Steam AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1900 Effective Year Built: 1954 Total Acres: 0.38 Land Use Code: 013 – Mix-Primarily Res. Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0179
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT
Frame Type: Masonry Total Rooms: Total Bedrooms: 5 Total Baths: 2 Bath/Plumbing: Average	Gross Area: 23,980 sf Living Area: 17,985 sf 1st Floor Area: 5,995 sf	SERIOUS
		ASSESSED VALUE
		Land Value: \$51,900 Building Value: \$363,600 Accessory Value: \$ 11,800 Total Value: \$427,300

120 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 120 Main Street Map Lot #: U07-3 Owner: FISHER AUTO PARTS Additional Owner: Mailing Address: PO BOX 182671., COLUMBUS, OH, 43218 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2220.pdf Hazardous Chemical – Link to MassDEP: http://public.dep.state.ma.us/SearchableSites2/Site_Info.aspx?textfield_RTN=2-0013671&searchType=ALL&CurrentPage=1</p>	<p>Style: Store Model: Commercial Grade: Below Average Stories: 1 Occupancy: 3 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: 14 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Ceramic Tile Heating Fuel: Oil Heating Type: Forced Air-Duct AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1850 Effective Year Built: 1961 Total Acres: 0.18 Land Use Code: 322 – Retail. Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p>
		OWNERSHIP HISTORY
		<p>Sale Date: 08/28/2002 Sale Price: \$99 Book/Page: 27331/0392</p>
		STRUCTURAL ASSESSMENT
		MINOR
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area: 9,752 sf Living Area: 4,876 sf 1st Floor Area: 4,876 sf</p>	<p>Land Value: \$45,600 Building Value: \$157,500 Accessory Value: Total Value: \$203,100</p>

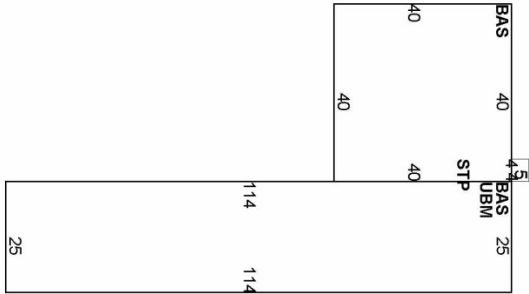
124 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 124 Main Street Map Lot #: U07-2 Owner: ANDREWS MARK A Additional Owner: Mailing Address: PO BOX 524., SPENCER, MA, 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2219.pdf</p>	<p>Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 2 Occupancy: 3 Exterior Wall 1: Brick Veneer Exterior Wall 2: Wall Height: 12 Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Gas Heating Type: Forced Air-Duct AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1880 Effective Year Built: 1954 Total Acres: 0.1 Land Use Code: 031 – Mixed R/C Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: Yes</p>	<p>Water: Town Water Sewer: Town Sewer</p>
		OWNERSHIP HISTORY
		<p>Sale Date: 02/22/2002 Sale Price: \$135,000 Book/Page: 26014/0139</p>
		STRUCTURAL ASSESSMENT
		MINOR
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: 4 Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area: 7,417 sf Living Area: 4,933 sf 1st Floor Area: 2,449 sf</p>	<p>Land Value: \$42,400 Building Value: \$123,100 Accessory Value: Total Value: \$165,500</p>

126 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 126 Main Street Map Lot #: U07-1 Owner: LISMORRIS LLC Additional Owner: Mailing Address: 37 SABINA CIRCLE., ROCHDALE, MA, 01542 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe ncer/PropertyRecordCards/2218.pdf	Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 4 Occupancy: 9 Exterior Wall 1: Aluminum Siding Exterior Wall 2: Wall Height: 10 Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1880 Effective Year Built: 1954 Total Acres: 0.37 Land Use Code: 031 – Mixed R/C Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 03/05/2010 Sale Price: \$55,000 Book/Page: 45529/0192
BUILDING INTERIOR Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 2 Bath/Plumbing: Average	BUILDING AREA Gross Area: 17,030 sf Living Area: 10,151 sf 1st Floor Area: 3,321 sf	STRUCTURAL ASSESSMENT MINOR
		ASSESSED VALUE Land Value: \$51,600 Building Value: \$184,000 Accessory Value: Total Value: \$235,600


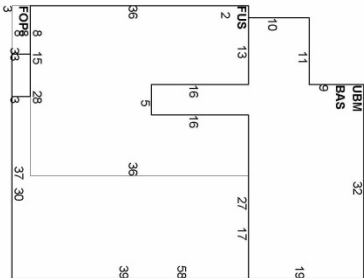
134 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 134 Main Street Map Lot #: U07-47 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2267.pdf </p>	<p> Style: Mixed Use R/C Model: Industrial Grade: Average Stories: 3 Occupancy: 2 Exterior Wall 1: Asphalt Exterior Wall 2: Wall Height: 10 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Vinyl/Asphalt Heating Fuel: Oil Heating Type: Forced Air-Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1900 Effective Year Built: 1961 Total Acres: 0.13 Land Use Code: 031 – Mixed R/C Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: Average </p>	<p> Gross Area1: 20,596sf Living Area: 10,298 sf 1st Floor Area: 5,358 sf </p>	<p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0181 </p>
		STRUCTURAL ASSESSMENT
		<p>SERIOUS</p>
		ASSESSED VALUE
		<p> Land Value: \$43,900 Building Value: \$204,000 Accessory Value: Total Value: \$247,900 </p>

136 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 136 Main Street Map Lot #: U07-46 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2266.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 3 Occupancy: 3 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Vinyl Siding Wall Height: 10 Roof Structure: Mansard Roof Cover: Slate Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Carpet Heating Fuel: Oil Heating Type: Forced Air-Duct AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1850 Effective Year Built: 1954 Total Acres: 0.62 Land Use Code: 031 – Mixed R/C Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1442 919 1906 956">OWNERSHIP HISTORY</th> <td data-bbox="1442 956 1906 1097"> <p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0183 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0183 </p>
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: Average </p>	<p> Gross Area1: 32,927 sf Living Area: 21,109 sf 1st Floor Area: 7,191 sf </p>	<th data-bbox="1442 1232 1906 1269">SERIOUS</th> <td data-bbox="1442 1269 1906 1406"> <p> ASSESSED VALUE Land Value: \$57,600 Building Value: \$263,900 Accessory Value: \$4,800 Total Value: \$326,300 </p> </td>	SERIOUS	<p> ASSESSED VALUE Land Value: \$57,600 Building Value: \$263,900 Accessory Value: \$4,800 Total Value: \$326,300 </p>


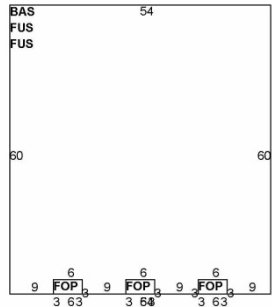
138 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p>Address: 138 Main Street Map Lot #: U07-44 Owner: 140 MAIN STREET LLC Additional Owner: Mailing Address: 140 MAIN ST., SPENCER, MA, 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2264.pdf</p>	<p>Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 3 Occupancy: 3 Exterior Wall 1: Brick Veneer Exterior Wall 2: Vinyl Siding Wall Height: 12 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None</p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p>Approximate Year Built: 1850 Effective Year Built: 1954 Total Acres: 0.07 Land Use Code: 031 – Mixed R/C Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p> <th data-bbox="1444 922 1906 959">OWNERSHIP HISTORY</th> <td data-bbox="1444 959 1906 1101"> <p>Sale Date: 07/18/2003 Sale Price: \$99 Book/Page: 30850/0075</p> </td>	OWNERSHIP HISTORY	<p>Sale Date: 07/18/2003 Sale Price: \$99 Book/Page: 30850/0075</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSSED VALUE		
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area1: 6,583 sf Living Area: 3,254 sf 1st Floor Area: 1,627 sf</p>	<p>Land Value: \$41,500 Building Value: \$104,200 Accessory Value: Total Value: \$145,700</p>		


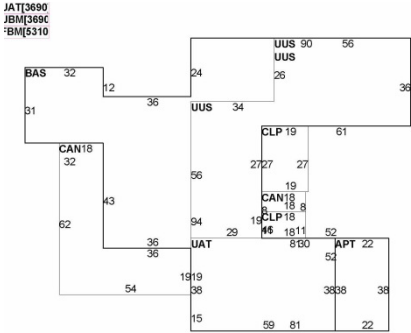
140 & 142 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 140 Main Street Map Lot #: U07-43 Owner: 140 MAIN STREET LLC Additional Owner: Mailing Address: 140 MAIN ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2263.pdf </p>	<p> Style: Store Model: Commercial Grade: Below Average Stories: 1 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Vinyl Siding Wall Height: 12 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Drywall/Sheet Interior Floor 1: Vinyl/Asphalt Interior Floor 2: Heating Fuel: Gas Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1880 Effective Year Built: 1961 Total Acres: 0.05 Land Use Code: 322 – Retail Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
		<p> Sale Date: 07/18/2003 Sale Price: \$99 Book/Page: 30850/0075 </p>
		STRUCTURAL ASSESSMENT
		SERIOUS
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: </p>	<p> Gross Area1: 7,320 sf Living Area: 4,450 sf 1st Floor Area: 4,450 sf </p>	<p> Land Value: \$35,500 Building Value: \$137,000 Accessory Value: \$300 Total Value: \$172,800 </p>


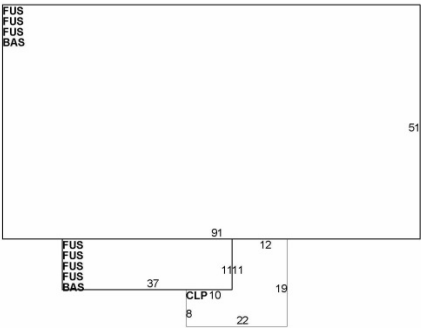
141 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 141 Main Street Map Lot #: U13-124 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2906.pdf	Style: 4-8 Family Model: Multi-Family Grade: Average Stories: 2 Occupancy: 4 Exterior Wall 1: Aluminum Siding Exterior Wall 2: Wood Shingle Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1860 Effective Year Built: 1966 Total Acres: 0.04 Land Use Code: 111 – 4-8 Units Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0204
BUILDING INTERIOR Frame Type: Wood Frame Total Rooms: Total Bedrooms: 4 Total Baths: 4 Bath/Plumbing:	BUILDING AREA Gross Area1: 7,320 sf Living Area: 4,450 sf 1st Floor Area: 4,450 sf	STRUCTURAL ASSESSMENT MINOR
		ASSESSED VALUE Land Value: \$23,800 Building Value: \$112,300 Accessory Value: Total Value: \$136,100


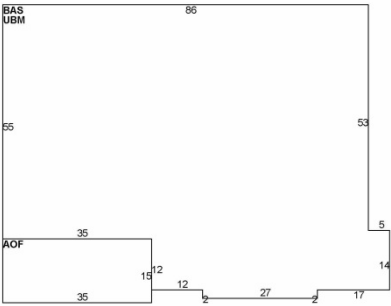
144 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 144 Main Street Map Lot #: U07-42 Owner: WHITE WILLIAM H Additional Owner: Mailing Address: 73 FLAGG ST., WORCESTER, MA, 01602 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe ncer/PropertyRecordCards/2261.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Clapboard Exterior Wall 2: Wood on Sheath Wall Height: 8 Roof Structure: Flat Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Oil Heating Type: Forced Air-Duct AC Type: None </p>
		<p> UTILITIES Water: Town Water Sewer: Town Sewer </p>
FOOTPRINT	GENERAL INFORMATION	OWNERSHIP HISTORY
	<p> Approximate Year Built: 1880 Effective Year Built: 1946 Total Acres: 0.17 Land Use Code: 031 – Mixed R/C Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Sale Date: 07/16/2013 Sale Price: \$99 Book/Page: 51209/0186 </p>
		<p> STRUCTURAL ASSESSMENT MAJOR </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area1: 7,320 sf Living Area: 4,450 sf 1st Floor Area: 4,450 sf </p>	<p> Land Value: \$40,500 Building Value: \$76,200 Accessory Value: Total Value: \$116,700 </p>


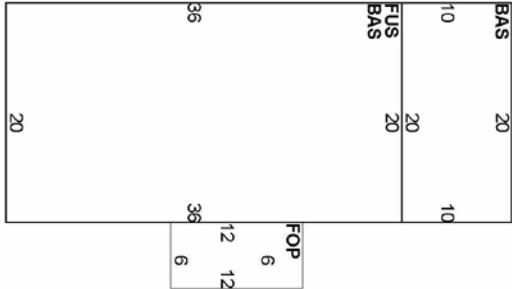
148 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 148 Main Street Map Lot #: U07-41 Owner: WONG MICHAEL Additional Owner: Mailing Address: 148 MAIN ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2260.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 2 Occupancy: 4 Exterior Wall 1: Clapboard Exterior Wall 2: Vinyl Siding Wall Height: 10 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Carpet Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1860 Effective Year Built: 1966 Total Acres: 0.09 Land Use Code: 031 – Mixed R/C Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
		<p>OWNERSHIP HISTORY</p> <p> Sale Date: 08/02/2000 Sale Price: \$150,000 Book/Page: 22857/0160 </p> <p>STRUCTURAL ASSESSMENT</p> <p>MINOR</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area1: 9,568 sf Living Area: 6,244 sf 1st Floor Area: 3,444 sf </p>	<p> Land Value: \$42,100 Building Value: \$184,800 Accessory Value: Total Value: \$226,900 </p>


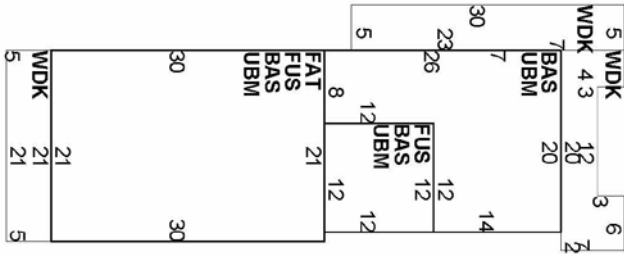
170 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 170 Main Street Map Lot #: U07-81 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA, 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2301.pdf Underground Storage Tank - Tier II – Link to MassDEP: http://public.dep.state.ma.us/SearchableSites2/SiteInfo.aspx?textfield_RTN=2-0018515&searchType=ALL&CurrentPage=1</p>	<p>Style: Office Bldg Model: Commercial Grade: Average Stories: 3 Occupancy: 5 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 10 Roof Structure: Gable/Hip Roof Cover: Asph/F Gl/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Pine/Softwood Heating Fuel: Oil Heating Type: Steam AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1840 Effective Year Built: 1954 Total Acres: 0.2 Land Use Code: 340 – Office Owner Occupied: No Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
		<p>Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0189</p>
		STRUCTURAL ASSESSMENT
		SERIOUS
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area1: 12,906 sf Living Area: 9,666 sf 1st Floor Area: 3,186 sf</p>	<p>Land Value: \$46,200 Building Value: \$241,400 Accessory Value: \$4,000 Total Value: \$291,600</p>


200 MAIN STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 200 Main Street Map Lot #: U07-95 Owner: LACAIRE REALTY LLC Additional Owner: Mailing Address: PO BOX 181., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2315.pdf </p>	<p> Style: Warehouse Model: Industrial Grade: Below Average Stories: 3 ½ Occupancy: 4 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Clapboard Wall Height: 8 Roof Structure: Gable/Hip Roof Cover: Slate Interior Wall 1: Minim/Masonry Interior Floor 1: Hardwood Interior Floor 2: Pine/Softwood Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1850 Effective Year Built: 1954 Total Acres: 0.68 Land Use Code: 313 – Lumber Yard Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Main Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
		OWNERSHIP HISTORY
		<p> Sale Date: 02/02/2006 Sale Price: \$99 Book/Page: 38330/0236 </p>
		STRUCTURAL ASSESSMENT
		SERIOUS
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 2 Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area1: 46,525 sf Living Area: 11,712 sf 1st Floor Area: 10,876 sf </p>	<p> Land Value: \$58,700 Building Value: \$188,300 Accessory Value: \$23,100 Total Value: \$270,100 </p>


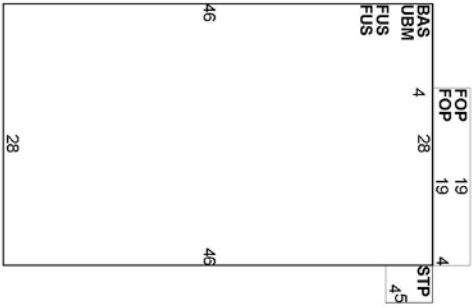
1 LINDEN STREET BUILDING #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 1 Linden Street Map Lot #: U07-82 Owner: SAAD GEO & SONS INC Additional Owner: Mailing Address: 1 LINDEN ST, Spencer, Ma 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2302.pdf </p>	<p> Style: Light Industrial Model: Industrial Grade: Average Stories: 3.5 Occupancy: Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 10 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1900 Effective Year Built: 1945 Total Acres: 0.6 Land Use Code: 400 – Manufacturing Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Spencer Town Center Historic District Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1440 919 1906 956">OWNERSHIP HISTORY</th> <td data-bbox="1440 956 1906 1101"> <p> Sale Date: 02/28/1955 Sale Price: \$0 Book/Page: 03661/0024 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 02/28/1955 Sale Price: \$0 Book/Page: 03661/0024 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area: 20,691 sf Living Area: 20,599 sf 1st Floor Area: 5,048 sf </p>	<p> Land Value: \$42,900 Building Value: \$151,000 Accessory Value: \$3,300 Total Value: \$251,700 </p>		

1 LINDEN STREET BUILDING #2 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 1 Linden Street Map Lot #: U07-82 Owner: SAAD GEO & SONS INC Additional Owner: Mailing Address: 1 LINDEN ST, Spencer, Ma 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2302.pdf</p>	<p>Style: Warehouse Model: Industrial Grade: Minimum Stories: 1 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 12 Roof Structure: Gable/Hip Roof Cover: Slate Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1840 Effective Year Built: 1946 Total Acres: 0.6 Land Use Code: 401 – Warehouse Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Spencer Town Center Historic District Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p> <p>OWNERSHIP HISTORY</p> <p>Sale Date: 02/28/1955 Sale Price: \$0 Book/Page: 03661/0024</p> <p>STRUCTURAL ASSESSMENT</p> <p>SERIOUS</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area: 11,457 sf Living Area: 5,991 sf 1st Floor Area: 5,466 sf Basement, Unfinished: 5,466 sf</p>	<p>Land Value: Building Value: \$50,400 Accessory Value: \$4,000 Total Parcel Value: \$251,700</p>

22 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 22 Chestnut Street Map Lot #: U07-18 Owner: AUBIN GARY P & DEBORAH A AUBIN Additional Owner: Mailing Address: 87 MEADOW RD., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2236.pdf </p>	<p> Style: Family Flat Model: Industrial Grade: Below Average Stories: 2 Occupancy: 2 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Gas Heating Type: Forced Air-Duct AC Type: None </p>
		<p> UTILITIES Water: Town Water Sewer: Town Sewer </p>
FOOTPRINT	GENERAL INFORMATION	OWNERSHIP HISTORY
	<p> Approximate Year Built: 1875 Effective Year Built: 1980 Total Acres: 0.06 Land Use Code: 104 – Two Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Sale Date: 08/20/1999 Sale Price: \$30,000 Book/Page: 21755/0329 </p>
		<p> STRUCTURAL ASSESSMENT MINOR </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 4 Total Baths: 2 Bath/Plumbing: </p>	<p> Gross Area: 1,712 sf Living Area: 1,640 sf 1st Floor Area: 920 sf </p>	<p> Land Value: \$32,000 Building Value: \$73,400 Accessory Value: \$0 Total Value: \$105,400 </p>


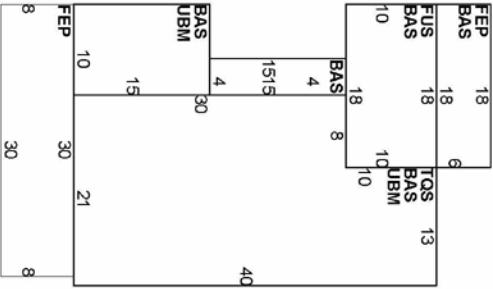
24 CHESTNUT STREET		PARCEL INFORMATION	CONSTRUCTION DETAILS
		<p> Address: 24 Chestnut Street Map Lot #: U08-33 Owner: TERKANIAN BROTHERS REALTY LLC Additional Owner: Mailing Address: 15 LIZZY LANE., RUTLAND, MA 01543 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Special/PropertyRecordCards/2235.pdf </p>	<p> Style: Family Flat Model: Residential Grade: Average Stories: 2 Occupancy: 2 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Vinyl/Asphalt Heating Fuel: Gas Heating Type: Hot Water AC Type: None </p>
FOOTPRINT		GENERAL INFORMATION	UTILITIES
		<p> Approximate Year Built: 1860 Effective Year Built: 1980 Total Acres: 0.08 Land Use Code: 105 – 3 Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR		BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: 13 Total Bedrooms: 5 Total Baths: 3 Bath/Plumbing: </p>		<p> Gross Area: 4,744 sf Living Area: 2,520 sf 1st Floor Area: 840 sf </p>	<p> Sale Date: 10/04/2007 Sale Price: \$99 Book/Page: 41894/0266 </p>
			STRUCTURAL ASSESSMENT
			MINOR
			ASSESSED VALUE
			<p> Land Value: \$29,600 Building Value: \$95,300 Accessory Value: \$0 Total Value: \$124,900 </p>


26-34 CHESTNUT STREET BUILDING #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 26-34 Chestnut Street Map Lot #: U07-16 Owner: GABBA REALTY PARTNERS LLC C/O JAMES DAVEY Additional Owner: Mailing Address: PO BOX 75., OXFORD, MA 01540 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2234.pdf </p>	<p> Style: Apartments Model: Commercial Grade: Average Stories: 2 Occupancy: 7 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Clapboard Wall Height: 8 Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Gas Heating Type: Forced Air-Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1920 Effective Year Built: 1961 Total Acres: 0.55 Land Use Code: 112 – 8 units & up Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 9 Total Baths: 9 Bath/Plumbing: average </p>	<p> Gross Area: 7,812 sf Living Area: 4,646 sf 1st Floor Area: 2,278 sf </p>	<p> Sale Date: 12/28/2006 Sale Price: \$485,000 Book/Page: 40427/0336 </p>
	STRUCTURAL ASSESSMENT	ASSESSED VALUE
	<p> MINOR </p>	<p> Land Value: \$60,500 Building Value: \$217,500 Accessory Value: Total Value: \$438,400 </p>

26-34 CHESTNUT STREET BUILDING #2 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 26-34 Chestnut Street Map Lot #: U07-16 Owner: GABBA REALTY PARTNERS LLC C/O JAMES DAVEY Additional Owner: Mailing Address: PO BOX 75., OXFORD, MA 01540 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2234.pdf </p>	<p> Style: 4-8 Family Model: Multi-Family Grade: Average Stories: 3 Occupancy: 4 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Clapboard Wall Height: Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Drywall/Sheet Interior Floor 1: Pine/Softwood Interior Floor 2: Carpet Heating Fuel: Oil Heating Type: Steam AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1900 Effective Year Built: 1961 Total Acres: 0.55 Land Use Code: 112 – 8 units & up Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1444 919 1906 956">OWNERSHIP HISTORY</th> <td data-bbox="1444 956 1906 1102"> <p> Sale Date: 12/28/2006 Sale Price: \$485,000 Book/Page: 40427/0336 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 12/28/2006 Sale Price: \$485,000 Book/Page: 40427/0336 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 4 Bath/Plumbing: average </p>	<p> Gross Area: 5,324sf Living Area: 3,864 sf 1st Floor Area: 1,288 sf </p>	<p> Land Value: Building Value: \$160,400 Accessory Value: Total Value: \$438,400 </p>		

36 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 36 Chestnut Street Map Lot #: U07-15 Owner: JEBOLA PROPERTIES INC Additional Owner: Mailing Address: 15 MARBLE RD., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2233.pdf </p> <p>Underground Storage Tank removed</p>	<p> Style: Service Shop Model: Industrial Grade: Average Stories: 1 Occupancy: 1 Exterior Wall 1: Concrete/Cinder Exterior Wall 2: Wall Height: 14 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim./Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1942 Effective Year Built: 1952 Total Acres: 0.24 Land Use Code: 332 – Auto Repair Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: </p>	<p> Gross Area: 3,080 sf Living Area: 3,080 sf 1st Floor Area: 3,080 sf </p>	<p> Sale Date: 03/21/2002 Sale Price: \$76,000 Book/Page: 26206/0118 </p>
		STRUCTURAL ASSESSMENT
		<p>MINOR</p>
		ASSESSED VALUE
		<p> Land Value: \$35,600 Building Value: \$70,000 Accessory Value: \$6,600 Total Value: \$112,200 </p>

43 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 43 Chestnut Street Map Lot #: U07/232 Owner: BIGWOOD MICHAEL C/O JEBOLA PROPERTIES INC Additional Owner: Mailing Address: 15 MARBLE RD, SPENCER, MA 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo/MA/Spencer/PropertyRecordCards/2452.pdf</p>	<p>Style: Family Conversion Model: Residential Grade: Below Average Stories: 1 ½ Occupancy: 2 Exterior Wall 1: Wood Shingle Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Floor 1: Carpet Interior Floor 2: Pine/Soft wood Heating Fuel: Oil Heating Type: Hot Water AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1857 Effective Year Built: 1976 Total Acres: 0.28 Land Use Code: Two Family Owner Occupied: No Zoning District: TC-Town Center Historic District: Maple-Elm St Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p>Frame Type: Wood Frame Total Rooms: 11 Total Bedrooms: 5 Total Baths: 2 Bath/Plumbing:</p>	<p>Gross Area: 3,348sf Living Area: 2,131sf 1st Floor Area: 1,316sf</p>	<p>Sale Date: 01/31/1994 Sale Price: \$53,000 Book/Page: 16020/0331</p>
		STRUCTURAL ASSESSMENT
		ASSESSED VALUE
		<p>Land Value: \$35,100 Building Value: \$42,600 Accessory Value: \$800 Total Value: \$78,500</p>


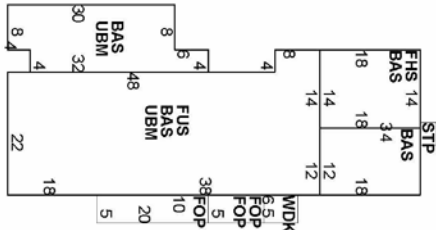
49 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 49 Chestnut Street Map Lot #: UO7-233 Owner: AUCOIN RONALD J Additional Owner: Mailing Address: 49 CHESTNUT ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2453.pdf </p>	<p> Style: Conventional Model: Residential Grade: Average Stories: 1 ½ Occupancy: 2 Exterior Wall 1: Asbestos Shingles Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1865 Effective Year Built: 1976 Total Acres: 0.28 Land Use Code: 101 – 1 Family Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 3 Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area: 3,456 sf Living Area: 2,122 sf 1st Floor Area: 1,258 sf </p>	<p> Sale Date: 02/01/2002 Sale Price: \$99 Book/Page: 25878/0047 </p>
	STRUCTURAL ASSESSMENT	ASSESSED VALUE
	<p> MAJOR </p>	<p> Land Value: \$35,100 Building Value: \$105,900 Accessory Value: \$2,100 Total Value: \$143,100 </p>


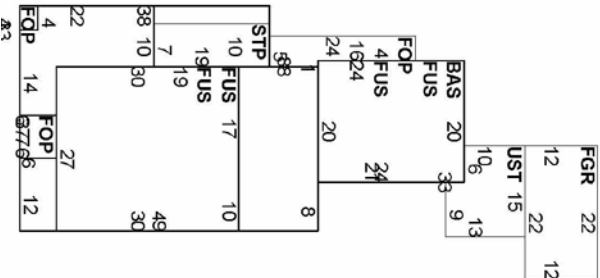
51 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 51 Chestnut Street Map Lot #: U07-234 Owner: KHALILI HOSSEIN Additional Owner: Mailing Address: 11 COLONIAL RD., WORCESTER, MA, 01602 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2454.pdf </p>	<p> Style: Family Conversion Model: Residential Grade: Average Stories: 2 Occupancy: 3 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Vinyl/Asphalt Interior Floor 2: Carpet Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1849 Effective Year Built: 1980 Total Acres: 0.09 Land Use Code: 105 – 3 Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1444 922 1906 959">OWNERSHIP HISTORY</th> <td data-bbox="1444 959 1906 1101"> <p> Sale Date: 12/14/2011 Sale Price: \$34,000 Book/Page: 48269/0114 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 12/14/2011 Sale Price: \$34,000 Book/Page: 48269/0114 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 3 Bath/Plumbing: </p>	<p> Gross Area: 4,706 sf Living Area: 2,117 sf 1st Floor Area: 1,080 sf </p>	<p> Land Value: \$30,300 Building Value: \$88,500 Accessory Value: \$2,000 Total Value: \$120,800 </p>		


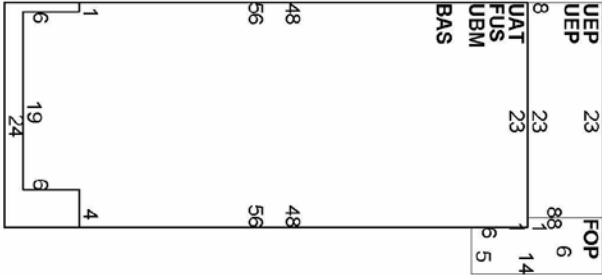
53 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 53 Chestnut Street Map Lot #: U07-235 Owner: SPENCER REAL ESTATE LLC Additional Owner: Mailing Address: 200 LINCOLN ST., BOSTON, MA, 02111 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2455.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 3 ½ Occupancy: 2 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Mansard Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Vinyl/Asphalt Heating Fuel: Gas Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1860 Effective Year Built: 1954 Total Acres: 0.06 Land Use Code: 013 – Mixed-Primarily Res. Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: Above Average </p>	<p> Gross Area: 9,191sf Living Area: 6,600 sf 1st Floor Area: 1,760 sf </p>	<p> SALE DATE: 07/31/2012 SALE PRICE: \$41,000 BOOK/PAGE: 49366/0065 </p>
		STRUCTURAL ASSESSMENT
		<p> MAJOR </p>
		ASSESSED VALUE
		<p> Land Value: \$30,100 Building Value: \$74,400 Accessory Value: Total Value: \$104,500 </p>


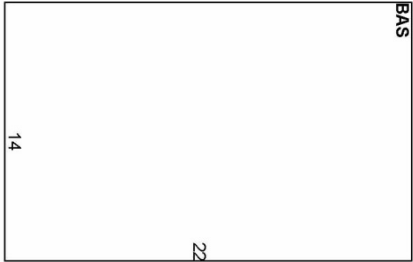
71 CHESTNUT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 71 Chestnut Street Map Lot #: U08-58 Owner: SHENETTE MICHAEL J & HEATHER M PIPER Additional Owner: Mailing Address: 71 CHESTNUT ST., SPENCER, MA, 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2564.pdf </p>	<p> Style: Conventional Model: Residential Grade: Average Stories: 1 ½ Occupancy: 1 Exterior Wall 1: Clapboard Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1844 Effective Year Built: 1980 Total Acres: 0.08 Land Use Code: 101 – 1 Family Owner Occupied: Yes Zoning District: VR – Village Residential Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 2 Total Baths: 1 ½ Bath/Plumbing: </p>	<p> Gross Area: 1,836 sf Living Area: 1,001 sf 1st Floor Area: 572 sf </p>	<p> Sale Date: 08/30/2005 Sale Price: \$180,250 Book/Page: 37198/0068 </p>
		STRUCTURAL ASSESSMENT
		<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: \$29,200 Building Value: \$72,700 Accessory Value: \$27,500 Total Value: \$101,900 </p>

18 MECHANIC STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 18 Mechanic Street Map Lot #: U07-36 Owner: EKLEBERRY WILLIAM D Additional Owner: Mailing Address: 47 LINCOLN ST., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo/MA/Spencer/PropertyRecordCards/2255.pdf </p>	<p> Style: Light Industrial Model: Industrial Grade: Below Average Stories: 2 Occupancy: Exterior Wall 1: Brick Veneer Exterior Wall 2: Wall Height: Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Hardwood Interior Floor 2: Concr-Finished Heating Fuel: Oil Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1850 Effective Year Built: 1946 Total Acres: 0.14 Land Use Code: 400 – Factory Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
		<p> Sale Date: 03/15/1996 Sale Price: \$99 Book/Page: 17749/0206 </p>
		STRUCTURAL ASSESSMENT
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average </p>	<p> Gross Area: 5,256 sf Living Area: 5,208 sf 1st Floor Area: 2,508 sf </p>	<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: \$33,000 Building Value: \$63,800 Accessory Value: \$3,300 Total Value: \$100,100 </p>

20 MECHANIC STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 20 Mechanic Street Map Lot #: U07-35 Owner: BOOTH AL Additional Owner: Mailing Address: 14 SCHOOL ST., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2254.pdf </p>	<p> Style: 4-8 Family Model: Residential Grade: Minimum Stories: 2 Occupancy: 5 Exterior Wall 1: Clapboard Exterior Wall 2: Minimum Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1860 Effective Year Built: 1972 Total Acres: 0.16 Land Use Code: 104 – Two Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
		<p>OWNERSHIP HISTORY</p> <p> Sale Date: 10/04/2011 Sale Price: \$51,253 Book/Page: 47917/0368 </p> <p>STRUCTURAL ASSESSMENT</p> <p>MAJOR</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 3 Bath/Plumbing: </p>	<p> Gross Area: 6,546sf Living Area: 3,764 sf 1st Floor Area: 2,100 sf </p>	<p> Land Value: \$33,400 Building Value: \$7,200 Accessory Value: \$1,800 Total Value: \$42,400 </p>


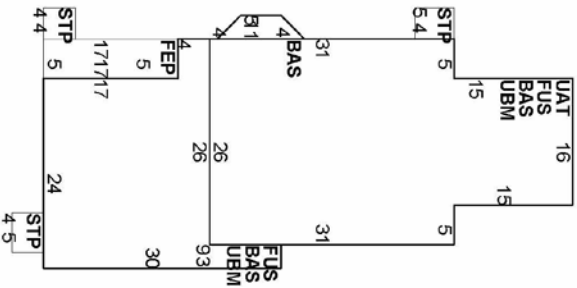
24 MECHANIC STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 24 Mechanic Street Map Lot #: U07-34 Owner: NYE BRENDAN P Additional Owner: Mailing Address: 35 EVERETT ST., NATICK, MA 01760 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2253.pdf </p>	<p> Style: Mixed Use R/C Model: Commercial Grade: Average Stories: 2 Occupancy: 7 Exterior Wall 1: Clapboard Exterior Wall 2: Vinyl Siding Wall Height: Roof Structure: Mansard Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Vinyl/Asphalt Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1870 Effective Year Built: 1961 Total Acres: 0.19 Land Use Code: 013 – Multiple-Use, Primarily Residential Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1444 919 1906 956">OWNERSHIP HISTORY</th> <td data-bbox="1444 956 1906 1097"> <p> Sale Date: 2/28/2006 Sale Price: \$99 Book/Page: 40418/0126 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 2/28/2006 Sale Price: \$99 Book/Page: 40418/0126 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: </p>	<p> Gross Area: 7,014 sf Living Area: 6,282 sf 1st Floor Area: 2,159 sf </p>	<p> Land Value: \$34,300 Building Value: \$152,100 Accessory Value: \$0 Total Value: \$186,400 </p>		


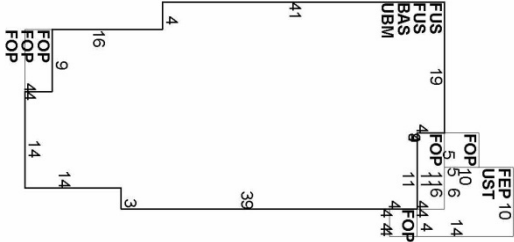
25 MECHANIC STREET Building #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 25 Mechanic Street Map Lot #: U07-52 Owner: CASELLO NICHOLAS A & JACQUELINE MATHEWS Additional Owner: Mailing Address: 21 BOUTILLIER RD., LEICESTER, MA 01524 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2272.pdf </p>	<p> Style: Family Conversion Model: Residential Grade: Average Stories: 2 Occupancy: 3 Exterior Wall 1: Asbestos Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1920 Effective Year Built: 1984 Total Acres: 0.13 Land Use Code: 105 – 3 Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 3 Bath/Plumbing: </p>	<p> Gross Area: 5,744 sf Living Area: 2,610 sf 1st Floor Area: 1,266 sf </p>	<p> Sale Date: 03/14/2013 Sale Price: \$99 Book/Page: 50582/0112 </p>
		STRUCTURAL ASSESSMENT
		SERIOUS
		ASSESSED VALUE
		<p> Land Value: \$32,300 Building Value: \$102,100 Accessory Value: Total Value: \$134,400 </p>


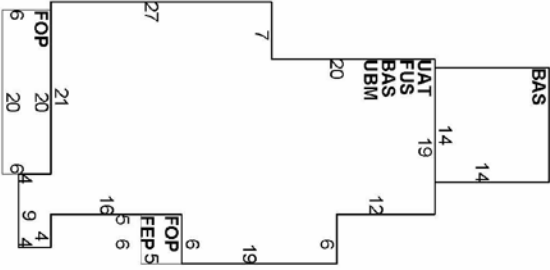
25 MECHANIC STREET Building #2 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 25 Mechanic Street Map Lot #: U07-52 Owner: CASELLO NICHOLAS A & JACQUELINE MATHEWS Additional Owner: Mailing Address: 21 BOUTILLIER RD., LEICESTER, MA 01524 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2272.pdf </p>	<p> Style: Bungalow Model: Residential Grade: Minimum Stories: 1 Occupancy: 1 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1920 Effective Year Built: 1972 Total Acres: 0.13 Land Use Code: 109 – Multiple Houses Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 1 Total Baths: 1 Bath/Plumbing: </p>	<p> Gross Area: 308 sf Living Area: 308 sf 1st Floor Area: 308 sf </p>	<p> Sale Date: 03/14/2013 Sale Price: \$99 Book/Page: 50582/0112 </p>
		STRUCTURAL ASSESSMENT
		<p> SERIOUS </p>
		ASSESSED VALUE
		<p> Land Value: Building Value: \$17,800 Accessory Value: Total Value: \$134,400 </p>

31 MECHANIC STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 31 Mechanic Street Map Lot #: U07-204 Owner: GIROUARD SANDRA L TRUSTEE, GREENBLOCK REALTY TRUST Additional Owner: Mailing Address: 29 GH WILSON RD., SPENCER, MA 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2424.pdf</p>	<p>Style: Apartments Model: Commercial Grade: Average Stories: 3 Occupancy: 7 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Gas Heating Type: Forced Air-Duct AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1915 Effective Year Built: 1961 Total Acres: 0.34 Land Use Code: 111 – 4-8 units Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p> <p>OWNERSHIP HISTORY</p> <p>Sale Date: 05/01/2007 Sale Price: \$90,000 Book/Page: 41086/0120</p> <p>STRUCTURAL ASSESSMENT</p> <p>MAJOR "Condemned"</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 2 Bath/Plumbing:</p>	<p>Gross Area: 9,096 sf Living Area: 0 sf 1st Floor Area: 0 sf</p>	<p>Land Value: \$35,900 Building Value: \$64,400 Accessory Value: Total Value: \$100,300</p>


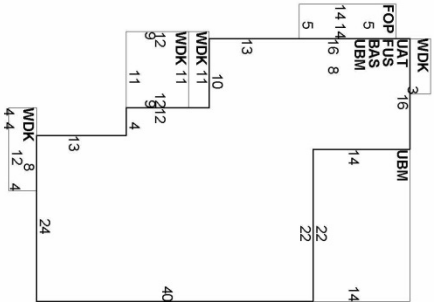
37 MECHANIC	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 37, Mechanic Map Lot #: U07/205 Owner: GIROUARD SANDRA L TRUSTEE, GREENBLOCK REALTY TRUST Additional Owner: Mailing Address: 29 GH WILSON RD, SPENCER, MA 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo/MA/Spencer/PropertyRecordCards/2425.pdf	Style: Vacant Lot Model: Grade: Stories: Occupancy: Exterior Wall 1: r Exterior Wall 2: Wall Height: Roof Structure: Roof Cover: Interior Wall 1: Interior Floor 1: Interior Floor 2: Heating Fuel: Heating Type: AC Type:
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: Effective Year Built: Total Acres: 0.08 Land Use Code: Owner Occupied: Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY
		Sale Date: 05/01/2007 Sale Price: \$90,000 Book/Page: 41086/0120
		STRUCTURAL ASSESSMENT
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
Frame Type: Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing:	Gross Area: Living Area: 1st Floor Area:	Land Value: \$15,600 Building Value: Accessory Value: Total Value: \$15,600

15 PLEASANT STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 15 Pleasant Street Map Lot #: U13-103 Owner: TURNER SHEENA M Additional Owner: Mailing Address 15 Pleasant Street, Spencer, Ma 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2885.pdf </p>	<p> Style: Family Conver. Model: Residential Grade: Average Stories: 2 Occupancy: 2 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1880 Effective Year Built: 1988 Total Acres: 0.34 Land Use Code: 104 – 2 Family Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Lincoln-High Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: 14 Total Bedrooms: 6 Total Baths: 2 Bath/Plumbing: </p>	<p> Gross Area: 6,002 sf Living Area: 3,218 sf 1st Floor Area: 1,621 sf </p>	<p> Sale Date: 09/29/2006 Sale Price: \$292,400 Book/Page: 39875/0111 </p>
		STRUCTURAL ASSESSMENT
		<p>MINOR</p>
		ASSESSED VALUE
		<p> Land Value: \$44,900 Building Value: \$138,000 Accessory Value: \$1,000 Total Value: \$183,900 </p>


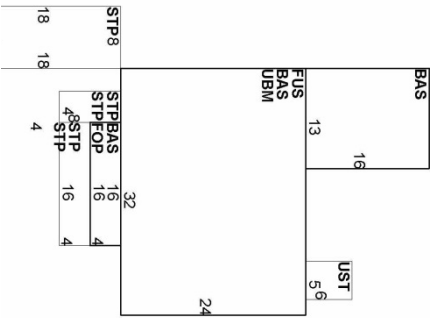
16 PLEASANT STREET		PARCEL INFORMATION	CONSTRUCTION DETAILS
		Address: 16 Pleasant Street Map Lot #: U13-116 Owner: LEINONEN CLIFFORD & CYNTHIA M LAVINE Additional Owner: Mailing Address: PO BOX 318, E BROOKFIELD, MA 01515 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Specialty/PropertyRecordCards/2898.pdf	Style: Family Flat Model: Residential Grade: Average Stories: 3 Occupancy: 3 Exterior Wall 1: Asbestos Shingle Exterior Wall 2: Wall Height: 10 Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Oil Heating Type: Electric Baseboard AC Type: None
FOOTPRINT		GENERAL INFORMATION	UTILITIES
		Approximate Year Built: 1900 Effective Year Built: 1976 Total Acres: 0.17 Land Use Code: 105 – 3 Family Owner Occupied: No Zoning District: TC – Town Center Historic District: High-Lincoln Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
			OWNERSHIP HISTORY Sale Date: 09/13/2007 Sale Price: \$163,900 Book/Page: 41796/0050
BUILDING INTERIOR		BUILDING AREA	STRUCTURAL ASSESSMENT
Frame Type: Wood Frame Total Rooms: 17 Total Bedrooms: 5 Total Baths: 4 Bath/Plumbing:		Gross Area: 6,981 sf Living Area: 4,884 sf 1st Floor Area: 1,628 sf	MINOR
			ASSESSED VALUE Land Value: \$41,900 Building Value: \$134,200 Accessory Value: \$3,200 Total Value: \$179,300


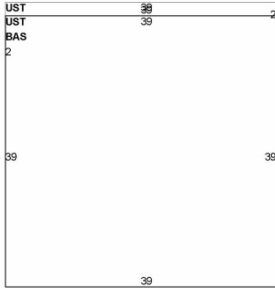
22 PLEASANT STREET		PARCEL INFORMATION	CONSTRUCTION DETAILS
		<p> Address: 22 Pleasant Street Map Lot #: U13-113 Owner: NOBLE SARAH F Additional Owner: Mailing Address: 22 Pleasant St., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2895.pdf </p>	<p> Style: Conventional Model: Residential Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Clapboard Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>
FOOTPRINT		GENERAL INFORMATION	UTILITIES
		<p> Approximate Year Built: 1900 Effective Year Built: 1984 Total Acres: 0.25 Land Use Code: 101 – One Family Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR		BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 1 ½ Bath/Plumbing: </p>		<p> Gross Area: 5,304 sf Living Area: 2,660 sf 1st Floor Area: 1,428 sf </p>	<p> Sale Date: 04/11/2003 Sale Price: \$115,000 Book/Page: 29654/0029 </p>
			STRUCTURAL ASSESSMENT
			MINOR
			ASSESSED VALUE
			<p> Land Value: \$43,400 Building Value: \$155,800 Accessory Value: \$7,800 Total Value: \$207,000 </p>

5 MAPLE STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 5 Maple Street Map Lot #: U07-65 Owner: FLANNERY WILLIAM J & TARA M FLANNERY Additional Owner: Mailing Address: 5 Maple St., Spencer, Ma 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2285.pdf </p>	<p> Style: Family Flat Model: Residential Grade: Average Stories: 2 Occupancy: 3 Exterior Wall 1: Masonite Exterior Wall 2: Asbestos Shingle Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air – no duct AC Type: None </p>
		<p> Utilities: Town Water Sewer: Town Sewer </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1870 Effective Year Built: 1976 Total Acres: 0.2 Land Use Code: 105 – Three Family Owner Occupied: Yes Zoning District: TC – Town Center Historic District: Maple/Elm St. Area Within Wetland/Brook Buffer: No </p>	<p> OWNERSHIP HISTORY Sale Date: 10/25/1983 Sale Price: \$50,000 Book/Page: 07963/0082 </p>
		<p> STRUCTURAL ASSESSMENT SERIOUS </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 6 Total Baths: 3 Bath/Plumbing: </p>	<p> Gross Area: 6,117 sf Living Area: 2,7801 sf 1st Floor Area: 1,492 sf </p>	<p> Land Value: \$38,200 Building Value: \$105,900 Accessory Value: \$400 Total Value: \$144,500 </p>


11 MAPLE STREET BUILDING #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 11 Maple Street Map Lot #: U07-67 Owner: J T D MANAGEMENT INC Additional Owner: Mailing Address: 200 LINCOLN ST., Boston, Ma 02111 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncer/PropertyRecordCards/2287.pdf </p>	<p> Style: 4 to 8 Family Model: Multi-Family Grade: Average Stories: 2 Occupancy: 6 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1900 Effective Year Built: 1961 Total Acres: 0.76 Land Use Code: 112 – More than Eight Units Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple/Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 5 Bath/Plumbing: </p>	<p> Gross Area: 6,449 sf Living Area: 2,884 sf 1st Floor Area: 1,442 sf </p>	<p> Sale Date: 12/21/2001 Sale Price: \$270,000 Book/Page: 25565/0041 </p>
		STRUCTURAL ASSESSMENT
		<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: Building Value: \$144,800 Accessory Value: Total Value: \$ 360,100 </p>


38 MAPLE STREET BUILDING #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 38 Maple Street Map Lot #: U07-215 Owner: PAPIERSKI RONALD P & SANDRA M PAPIERSKI Additional Owner: Mailing Address: 38 Maple St., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2435.pdf </p>	<p> Style: 4-8 Family Model: Multi-Family Grade: Average Stories: 2 Occupancy: 6 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Vinyl/Asphalt Interior Floor 2: Heating Fuel: Gas Heating Type: Forced Air-Duct AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1858 Effective Year Built: 1961 Total Acres: 0.42 Land Use Code: 111 – 4-8 Units Owner Occupied: Yes Zoning District: TC-VR – Town Center & Village Residential Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 9+ Total Baths: 6 Bath/Plumbing: </p>	<p> Gross Area: 5,599 sf Living Area: 4,698 sf 1st Floor Area: 2,590 sf </p>	<p> Sale Date: 01/03/1980 Sale Price: \$0 Book/Page: 06903/0129 </p>
		STRUCTURAL ASSESSMENT
		<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: \$41,800 Building Value: \$142,300 Accessory Value: \$6,600 Total Value: \$322,500 </p>

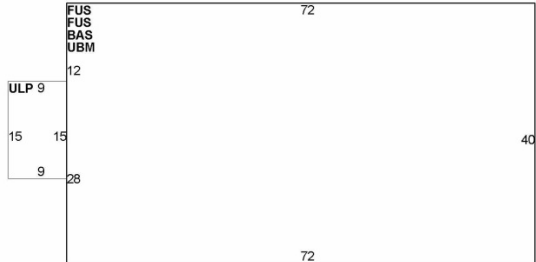
38 MAPLE STREET BUILDING #2 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p>Address: 38 Maple Street Map Lot #: U07-215 Owner: PAPIERSKI RONALD P & SANDRA M PAPIERSKI Additional Owner: Mailing Address: 38 Maple St., SPENCER, MA 01562</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2435.pdf</p>	<p>Style: 4-8 Family Model: Multi-Family Grade: Average Stories: 2 Occupancy: 2 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Drywall/Sheet Interior Floor 1: Carpet Interior Floor 2: Hardwood Heating Fuel: Gas Heating Type: Hot Water AC Type: None</p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p>Approximate Year Built: 1960 Effective Year Built: 1977 Total Acres: 0.42 Land Use Code: 111 – 4-8 Units Owner Occupied: Yes Zoning District: TC-VR – Town Center & Village Residential Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p>Frame Type: Wood Frame Total Rooms: 8 Total Bedrooms: 4 Total Baths: 2 Bath/Plumbing:</p>	<p>Gross Area: 2,018 sf Living Area: 1,808 sf 1st Floor Area: 1,040 sf</p>	<p>Sale Date: 01/03/1980 Sale Price: \$0 Book/Page: 06903/0129</p>
		STRUCTURAL ASSESSMENT
		<p>MINOR</p>
		ASSESSED VALUE
		<p>Land Value: Building Value: \$138,400 Accessory Value: Total Value: \$322,500</p>



7 CHERRY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p>Address: 7 Cherry Street Map Lot #: U07-53 Owner: LACAIRE DONALD B Additional Owner: Mailing Address: PO BOX 18., Spencer, Ma 01562</p> <p>Next to former fire station</p> <p>Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2273.pdf</p>	<p>Style: Warehouse Model: Industrial Grade: Minimum Stories: 2 Occupancy: 1 Exterior Wall 1: Asphalt Exterior Wall 2: Wall Height: Roof Structure: Flat Roof Cover: Rolled Compos Interior Wall 1: Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air – no duct AC Type: None</p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p>Approximate Year Built: 1900 Effective Year Built: 1946 Total Acres: 0.12 Land Use Code: 316 – Warehouse Owner Occupied: No Zoning District: TC – Town Center Historic District: Spencer Town Center Historic District Within Wetland/Brook Buffer: No</p>	<p>Water: Town Water Sewer: Town Sewer</p> <th data-bbox="1440 919 1908 956">OWNERSHIP HISTORY</th> <td data-bbox="1440 956 1908 1101"> <p>Sale Date: 11/17/1958 Sale Price: \$0 Book/Page: 03986/0137</p> </td>	OWNERSHIP HISTORY	<p>Sale Date: 11/17/1958 Sale Price: \$0 Book/Page: 03986/0137</p>
BUILDING INTERIOR	BUILDING AREA	ASSESSSED VALUE		
<p>Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average</p>	<p>Gross Area: 3,120sf Living Area: 1,521 sf 1st Floor Area: 1,521 sf</p>	<p>Land Value: \$13,800 Building Value: \$105,900 Accessory Value: \$400 Total Value: \$46,600</p>		


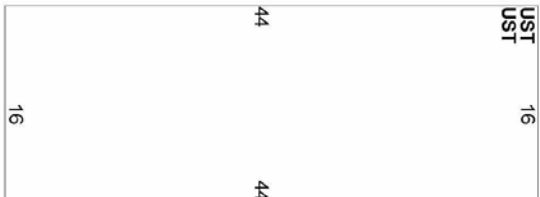
10 CHERRY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 10 Cherry Street Map Lot #: U07-203 Owner: PAPIERSKI RONALD P & SANDRA M PAPIERSKI Additional Owner: Mailing Address: 38 MAPLE ST., Spencer, Ma 01562 House Demolished 2012 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2423.pdf	Style: Model: Vacant Grade: Stories: Occupancy: Exterior Wall 1: Exterior Wall 2: Wall Height: Roof Structure: Roof Cover: Interior Wall 1: Interior Floor 1: Interior Floor 2: Heating Fuel: Heating Type: AC Type:
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: Effective Year Built: Total Acres: 0.13 Land Use Code: Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple/Elm St. Area Within Wetland/Brook Buffer: No	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY
		Sale Date: 02/01/1982 Sale Price: \$45,000 Book/Page: 07408/0057
		STRUCTURAL ASSESSMENT
BUILDING INTERIOR	BUILDING AREA	ASSESSED VALUE
Frame Type: Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing:	Gross Area: Living Area: 1st Floor Area:	Land Value: \$37,100 Building Value: Accessory Value: Total Value: \$37,100

11 CHERRY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 11 Cherry Street Map Lot #: U07-54 Owner: Town of Spencer Additional Owner: Mailing Address: 157 Main St., Spencer, Ma 01562 Former Fire station Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2274.pdf	Style: Warehouse Model: Industrial Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Interior Wall 1: Drywall/Sheet Interior Floor 1: Pine/Softwood Interior Floor 2: Heating Fuel: Oil Heating Type: Forced Air - Duct AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1883 Effective Year Built: 1946 Total Acres: 0.08 Land Use Code: 931 – Town Owner Occupied: No Zoning District: TC – Town Center Historic District: Spencer Town Center Historic District Within Wetland/Brook Buffer: No	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: Sale Price: Book/Page:
BUILDING INTERIOR Frame Type: Masonry Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing: Average	BUILDING AREA Gross Area: 4,100 sf Living Area: 4,100 sf 1st Floor Area: 2,050 sf	STRUCTURAL ASSESSMENT SERIOUS
		ASSESSED VALUE Land Value: \$31,300 Building Value: \$59,400 Accessory Value: Total Value: \$90,700


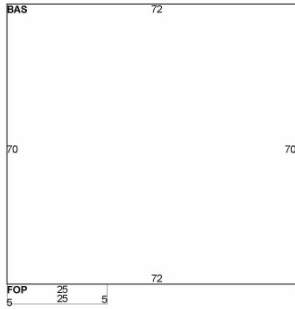
17 CHERRY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 17 Cherry Street Map Lot #: U07-55 Owner: CARVER HAROLD J & LINDA CARVER Additional Owner: Mailing Address: 9 SIBLEY ST, AUBURN, MA 01501 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Special/PropertyRecordCards/2275.pdf </p>	<p> Style: Family Flat Model: Residential Grade: Average Stories: 2 Occupancy: 2 Exterior Wall 1: Asbestos Shingle Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: Oil Heating Type: Steam AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1853 Effective Year Built: 1980 Total Acres: 0.22 Land Use Code: 104 – 2 Family Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1444 922 1906 959">OWNERSHIP HISTORY</th> <td data-bbox="1444 959 1906 1101"> <p> Sale Date: 06/09/2003 Sale Price: \$189,900 Book/Page: 30322/0326 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 06/09/2003 Sale Price: \$189,900 Book/Page: 30322/0326 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 4 Total Baths: 2 Bath/Plumbing: </p>	<p> Gross Area: 5,023 sf Living Area: 2,160 sf 1st Floor Area: 1,080 sf </p>	<p> Land Value: \$38,500 Building Value: \$104,500 Accessory Value: Total Value: \$143,000 </p>		


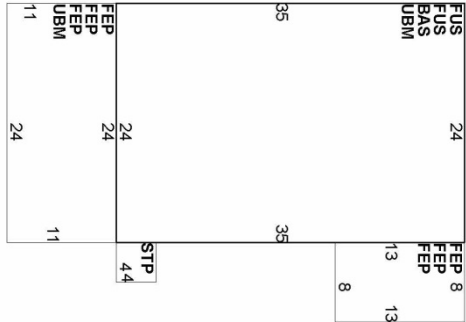
15 WALL STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 15Wall Street Map Lot #: U07-30 Owner: SAAD GEO & SONS INC Additional Owner: Mailing Address: 1 Linden Street, Spencer, MA 0152 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2249.pdf	Style: Warehouse Model: Industrial Grade: Average Stories: 3 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 10 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Hardwood Interior Floor 2: Heating Fuel: None or Wood Heating Type: None AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1840 Effective Year Built: 1954 Total Acres: 0.21 Land Use Code: 316 – Warehouse Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 11/16/1966 Sale Price: \$0 Book/Page: 04717/0136
BUILDING INTERIOR Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing:	BUILDING AREA Gross Area: 11,655 sf Living Area: 8,640 sf 1st Floor Area: 2,800 sf	STRUCTURAL ASSESSMENT MAJOR
		ASSESSED VALUE Land Value: \$35,000 Building Value: \$138,000 Accessory Value: \$6,700 Total Value: \$103,000


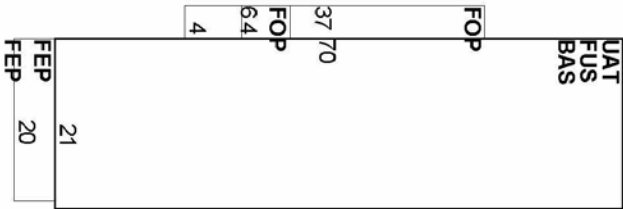
24 WALL STREET BUILDING #1 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 24 Wall Street Map Lot #: U07-27 Owner: 24 W INC Additional Owner: Mailing Address: 130 ELM ST., WORCESTER, MA 01609 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncer/PropertyRecordCards/2245.pdf </p>	<p> Style: Warehouse Model: Commercial Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Brick/Masonry Exterior Wall 2: Wall Height: 12 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minum/Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Heating Fuel: Electric Heating Type: Electric Baseboard AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1840 Effective Year Built: 1961 Total Acres: 0.35 Land Use Code: 316 – Warehouse Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Masonry Total Rooms: Total Bedrooms: Total Baths: 1 Bath/Plumbing: </p>	<p> Gross Area: 10,464sf Living Area: 5,232 sf 1st Floor Area: 5,232 sf </p>	<p> Sale Date: 11/23/2010 Sale Price: \$154,000 Book/Page: 46695/0302 </p>
		STRUCTURAL ASSESSMENT
		<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: \$38,300 Building Value: \$135,300 Accessory Value: \$3,300 Total Value: \$180,900 </p>

24 WALL STREET BUILDING #2 OF 2	PARCEL INFORMATION	CONSTRUCTION DETAILS		
	<p> Address: 24 Wall Street Map Lot #: U07-27 Owner: 24 W INC Additional Owner: Mailing Address: 130 ELM ST., WORCESTER, MA 01609 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Specialty/PropertyRecordCards/2245.pdf </p>	<p> Style: Service Shop Model: Industrial Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Vinyl Siding Exterior Wall 2: Wall Height: Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minum/Masonry Interior Floor 1: None Interior Floor 2: Heating Fuel: None Heating Type: None AC Type: None </p>		
FOOTPRINT	GENERAL INFORMATION	UTILITIES		
	<p> Approximate Year Built: 1900 Effective Year Built: 1938 Total Acres: 0.35 Land Use Code: 316 – Warehouse Owner Occupied: No Zoning District: TC – Town Center Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes </p>	<p> Water: Town Water Sewer: Town Sewer </p> <th data-bbox="1440 915 1908 953">OWNERSHIP HISTORY</th> <td data-bbox="1440 953 1908 1094"> <p> Sale Date: 11/23/2010 Sale Price: \$154,000 Book/Page: 46695/0302 </p> </td>	OWNERSHIP HISTORY	<p> Sale Date: 11/23/2010 Sale Price: \$154,000 Book/Page: 46695/0302 </p>
BUILDING INTERIOR	BUILDING AREA	ASSESSSED VALUE		
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing: </p>	<p> Gross Area: 10,464sf Living Area: 5,232 sf 1st Floor Area: 5,232 sf </p>	<p> Land Value: Building Value: \$4,000 Accessory Value: Total Value: \$180,900 </p>		

21 VALLEY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 21 Valley Street Map Lot #: U08-21 Owner: IRISH DONALD L & CLARE IRISH Additional Owner: Mailing Address: 245 CHARLTON RD., SPENCER, MA 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2525.pdf Underground Storage Tank removed	Style: Warehouse Model: Industrial Grade: Average Stories: 1 Occupancy: 1 Exterior Wall 1: Pre-finish Metal Exterior Wall 2: Wall Height: 18 Roof Structure: Flat Roof Cover: Tar & Gravel Interior Wall 1: Minim/Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Heating Fuel: Electric Heating Type: Hot Air- no-Duct AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1950 Effective Year Built: 1973 Total Acres: 0.47 Land Use Code: 401 – Warehouse Owner Occupied: No Zoning District: C – Commercial Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 10/17/1967 Sale Price: \$0 Book/Page: 04798/0395
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT
Frame Type: Steel Total Rooms: Total Bedrooms: Total Baths: 2 Bath/Plumbing:	Gross Area: 14,928 sf Living Area: 14,888 sf 1st Floor Area: 14,888 sf	MINOR
		ASSESSED VALUE
		Land Value: \$40,700 Building Value: \$269,200 Accessory Value: \$8,300 Total Value: \$318,200

22 VALLEY STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	Address: 22 Valley Street Map Lot #: U08-15-1 Owner: AUCOIN PAUL R Additional Owner: Mailing Address: 54 MAIN ST., SPENCER, MA 01562 Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncer/PropertyRecordCards/2519.pdf	Style: Warehouse Model: Industrial Grade: Average Stories: 2 Occupancy: 1 Exterior Wall 1: Pre-finish Metal Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Metal/Tin Interior Wall 1: Minim/Masonry Interior Floor 1: Concr-Finished Interior Floor 2: Heating Fuel: Gas Heating Type: Hot Air-no Duct AC Type: None
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	Approximate Year Built: 1994 Effective Year Built: 1995 Total Acres: 0.35 Land Use Code: 401 – Warehouse Owner Occupied: No Zoning District: C – Commercial Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: Yes	Water: Town Water Sewer: Town Sewer
		OWNERSHIP HISTORY Sale Date: 06/18/1984 Sale Price: \$0 Book/Page: 08239/0127
BUILDING INTERIOR	BUILDING AREA	STRUCTURAL ASSESSMENT
Frame Type: Steel Total Rooms: Total Bedrooms: Total Baths: Bath/Plumbing:	Gross Area: 5,165 sf Living Area: 5,040 sf 1st Floor Area: 5,040 sf	MINOR
		ASSESSED VALUE
		Land Value: \$38,200 Building Value: \$137,800 Accessory Value: \$ Total Value: \$176,000

23 PEARL STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 23 Pearl Street Map Lot #: U08-33 Owner: GIROUARD REGINALD L JR Additional Owner: Mailing Address: 29 GH WILSON RD., SPENCER, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spencer/PropertyRecordCards/2538.pdf </p>	<p> Style: Family Flat Model: Residential Grade: Average Stories: 3 Occupancy: 3 Exterior Wall 1: Aluminum Siding Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1900 Effective Year Built: 1980 Total Acres: 0.12 Land Use Code: 105 – 3 Family Owner Occupied: No Zoning District: VR – Village Residential Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: Total Bedrooms: 5 Total Baths: 3 Bath/Plumbing: </p>	<p> Gross Area: 4,744 sf Living Area: 2,520 sf 1st Floor Area: 840 sf </p>	<p> SALE DATE Sale Date: 02/22/2002 Sale Price: \$87,000 Book/Page: 26013/0308 </p>
		STRUCTURAL ASSESSMENT
		<p> ASSESSED VALUE Land Value: \$32,100 Building Value: \$125,300 Accessory Value: \$700 Total Value: \$158,100 </p>

26 ELM STREET	PARCEL INFORMATION	CONSTRUCTION DETAILS
	<p> Address: 26 Elm Street Map Lot #: U08-50 Owner: CASSAVANT JOHN F & THERESA Y CASSAVANT Additional Owner: Mailing Address: 26 ELM ST., Spencer, MA 01562 </p> <p> Link to Assessors' Property Record Card: https://s3.amazonaws.com/MapGeo_MA/Spe/ncr/PropertyRecordCards/2556.pdf </p>	<p> Style: Family Conversion Model: Residential Grade: Average Stories: 2 Occupancy: 4 Exterior Wall 1: Asbestos Shingles Exterior Wall 2: Wall Height: Roof Structure: Gable/Hip Roof Cover: Asph/F Gls/Cmp Interior Wall 1: Plastered Interior Floor 1: Carpet Interior Floor 2: Vinyl/Asphalt Heating Fuel: Oil Heating Type: Hot Water AC Type: None </p>
FOOTPRINT	GENERAL INFORMATION	UTILITIES
	<p> Approximate Year Built: 1900 Effective Year Built: 1980 Total Acres: 0.11 Land Use Code: 105 – 3 Family Owner Occupied: Yes Zoning District: VR – Village Residential Historic District: Maple-Elm Street Area Within Wetland/Brook Buffer: No </p>	<p> Water: Town Water Sewer: Town Sewer </p>
BUILDING INTERIOR	BUILDING AREA	OWNERSHIP HISTORY
<p> Frame Type: Wood Frame Total Rooms: 14 Total Bedrooms: 6 Total Baths: 4 Bath/Plumbing: </p>	<p> Gross Area: 5,282 sf Living Area: 2,940 sf 1st Floor Area: 1,470 sf </p>	<p> Sale Date: 07/15/1970 Sale Price: \$17,000 Book/Page: 05045/0085 </p>
		STRUCTURAL ASSESSMENT
		<p> MINOR </p>
		ASSESSED VALUE
		<p> Land Value: \$31,300 Building Value: \$108,400 Accessory Value: Total Value: \$139,700 </p>

