



SOMERSET MA ECONOMIC DEVELOPMENT COMMITTEE

140 Wood Street
Somerset, MA 02726

508-646-2800

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www.townofsomerset.org/economic-development-committee

BOS UPDATE



Issues

Somerset has significant tax revenue needs:

- New Middle School Debt Service - \$3MM per year through 2042 - \$300 - \$400 per household per year
- School annual budget increasing - 3-5% per year = \$150 – \$200 per household per year
- Town annual budget increasing - 1-3% per year = \$50 - \$100 per year per household
- Deferred K-8 School Maintenance - \$20MM = \$2,700 per household
- Town Capital Expenditure projections over the next 10 years - \$11 - 35MM = \$1,450 - \$4,500 per household
- Water and sewer improvements = \$100MM? - \$13,500 per household
- What else?

Where to Look

- Pysmian
 - Large Scale Battery Storage?
 - Converter Station?
 - Organic Growth
- Enough? Probably Not!
- Tax percentage allocation for businesses is already close to the legal maximum
 - Somerset residential property values continue to go up
 - Development of Town surplus land needs to be evaluated

**Somerset Needs
New Business
Growth!**

Good News - New Small Business Activity Is Healthy and More is Coming



Dr. Robitaille's New Practice



St. Michaels Federal Credit Union



Fairfield Commons



USA Karate



The Mallard



SO.CI.E.TY Coffee Bar



Amoda Spa



From Scratch Cakes

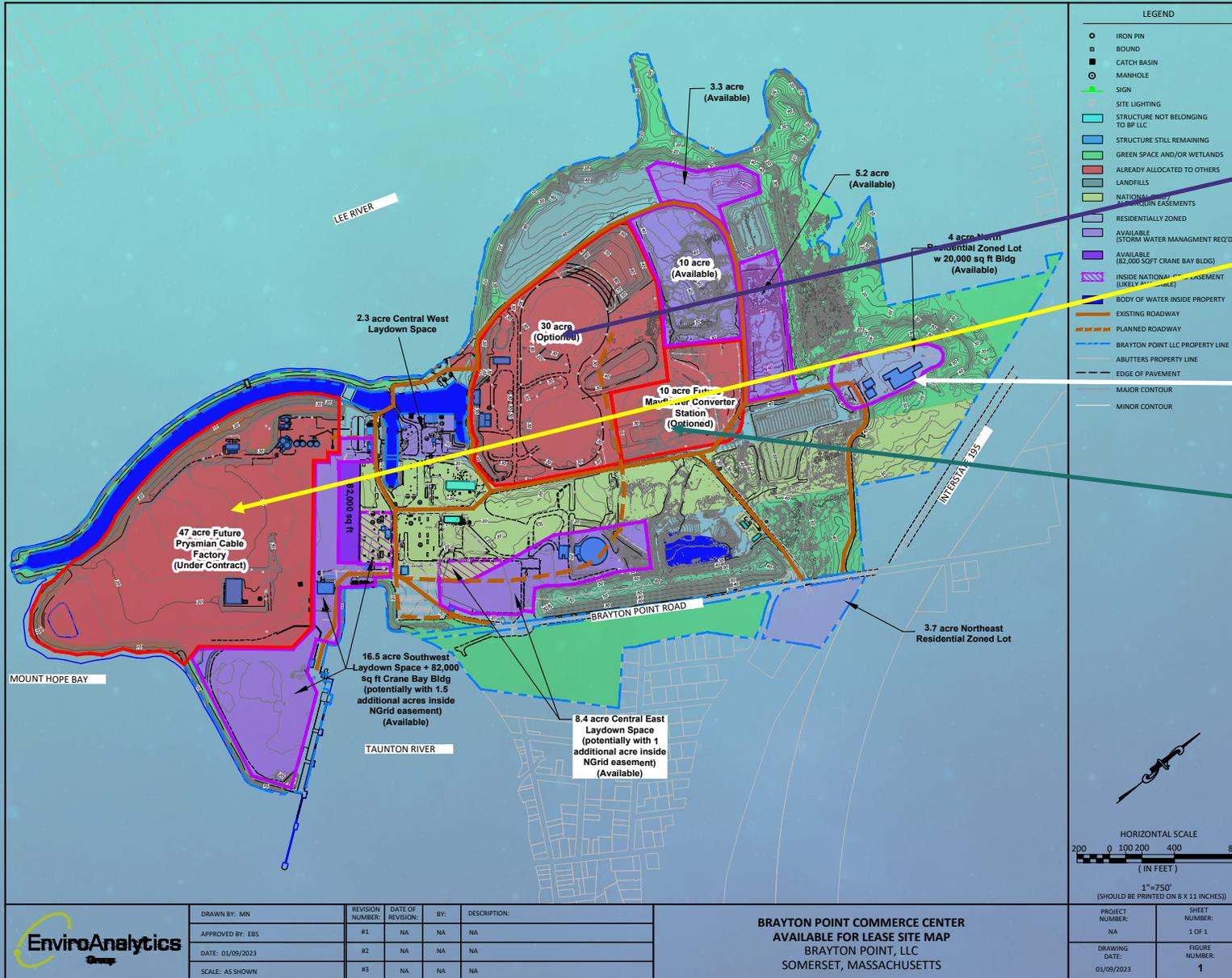


Wilbur School Apartments



Fairfield Commons Apartments

Brayton Point Activity is Progressing....



Proposed Battery Storage?
 Prysmian
 Proposed Marzilli Machine Co. Location
 Proposed Converter Station

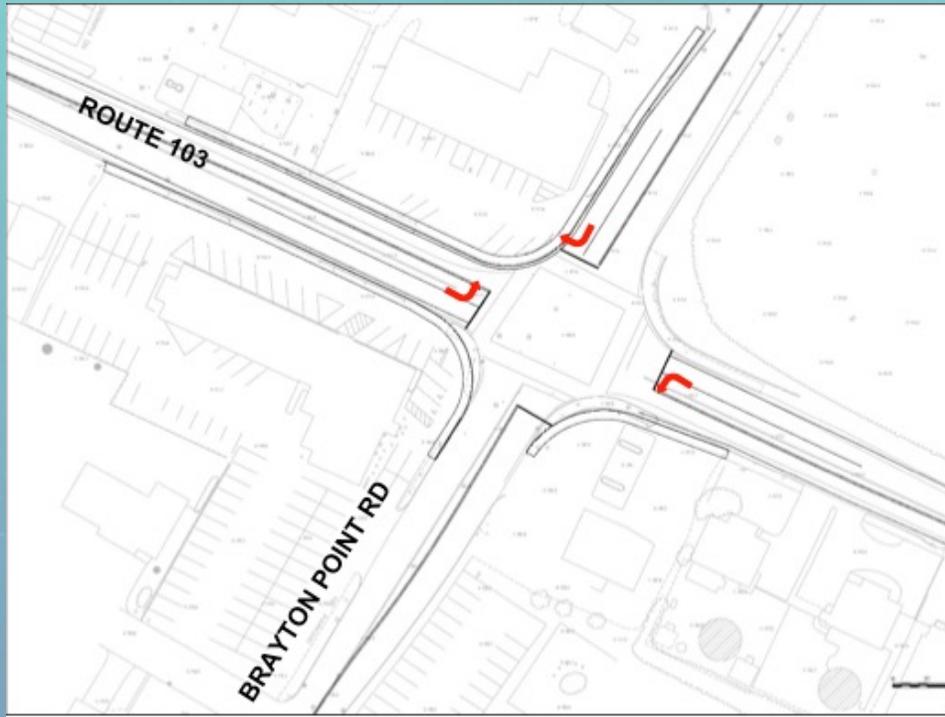
Development is Necessary

Responsible Development is The Priority



But Full Potential Limited By Existing Roads and Must Be Addressed

Add Turn Lanes At Intersection



Construct Bypass Road



Must Pursue MassDOT For Funding

Proposed National Grid Greener Grid Brayton Point Project



- **Goal:** *Increase connected OSW capacity up to 3600MW*
 - Subject to ISO-NE assessment & Market considerations
- **Project:** The Greener Grid: Brayton Point OSW Interconnection Hub, implementation of Grid Enhancing Technology with a more efficient and cost-effective solution
- Holistic planning approach in support of growth in this area

Cost & Time

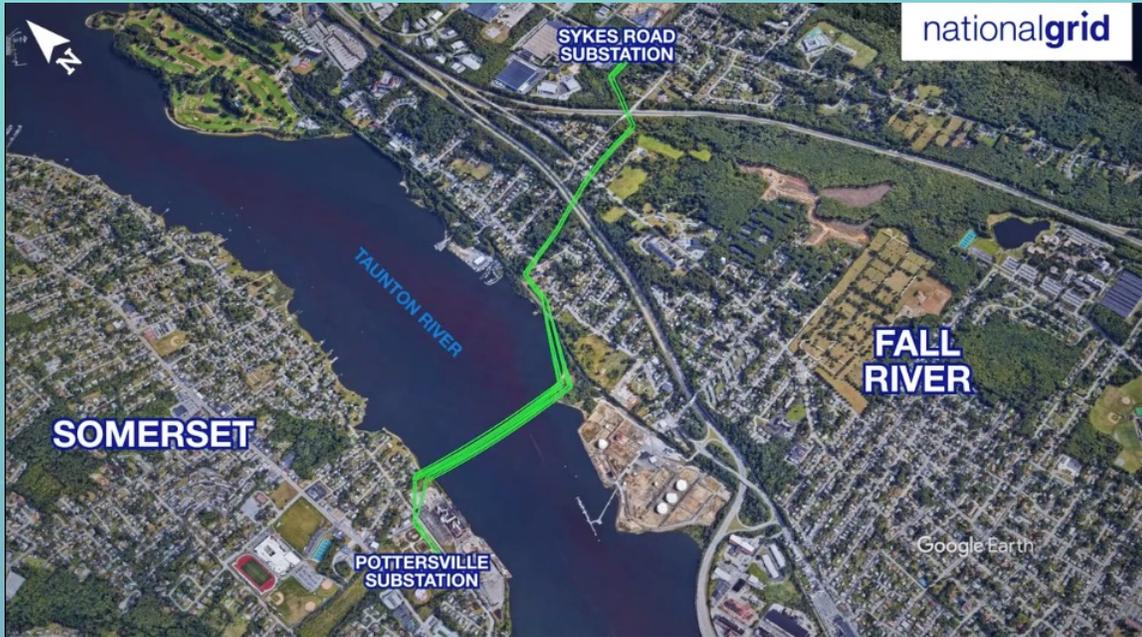
- Reduces time to interconnect, which will decrease developer attrition and restudy
- Reduces costs to MA customers over long-term
- Onshore Readiness: Reduces developer uncertainty
- Reduces congestion – initial economic results indicate benefit of more than \$500M over a 10-year period

Community

- Enables access to clean energy to local business
- Creates jobs and economic activity for Somerset and region



Proposed National Grid N12M13 Project



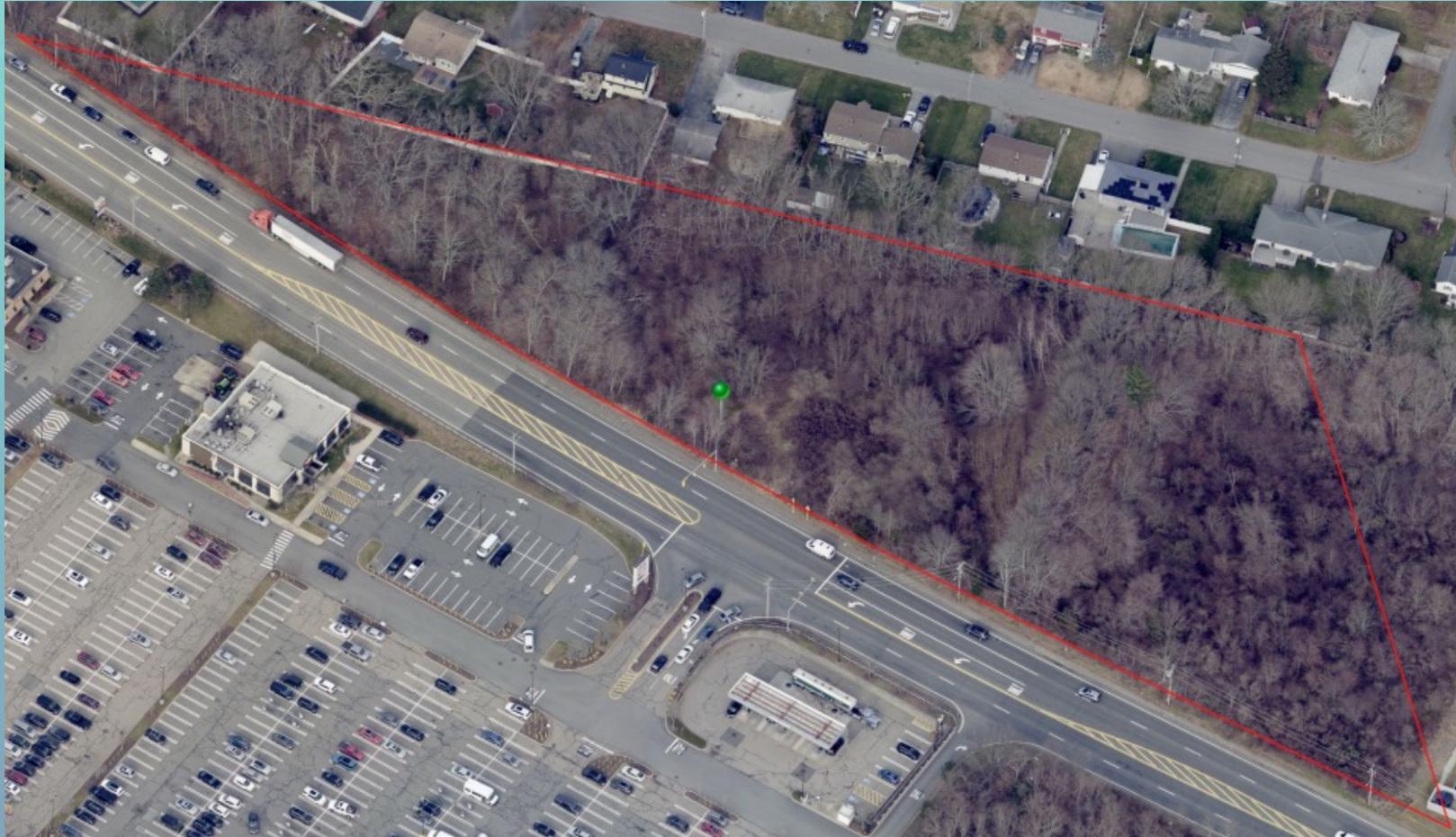
Substation and Transmission Line Upgrades



Where to Look?

Phase I – Town Surplus Properties

GAR Highway Property



3.9 Acre Property Transferred
From Somerset Housing Authority
to Town of Somerset

3280 County Steet



.55 Acres - Remediation Completed

Wilbur Avenue Parcel Remains Single Biggest Tax Revenue Opportunity



Requires Being Declared Surplus and
Zoning Change from Residential to
Mixed Use

Design Concept For Development of the Wilbur Avenue Parcel



Wilbur Avenue Property

Overall design provides for Medical Facilities, Mixed Use-Retail, Commercial, Residential, Age Restricted Housing, independent living and Continuing Care Retirement Community

Town multiuse outdoor facility with amphitheater, public bathrooms, artistic lighting, space for vendors, food, outdoor events, parking

42 Acres Remain Open Space
\$3-4MM+ Tax Revenue Annually

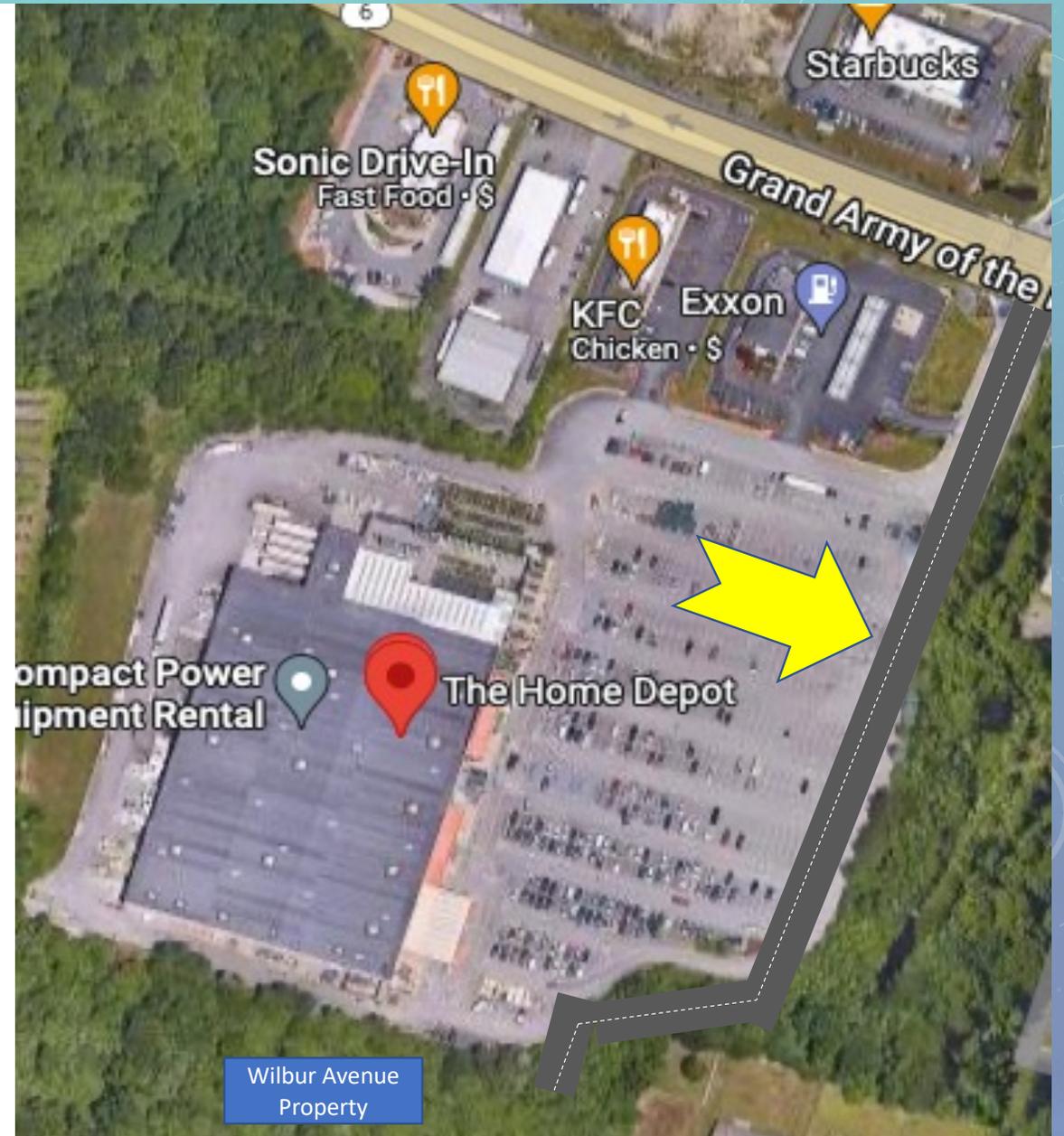
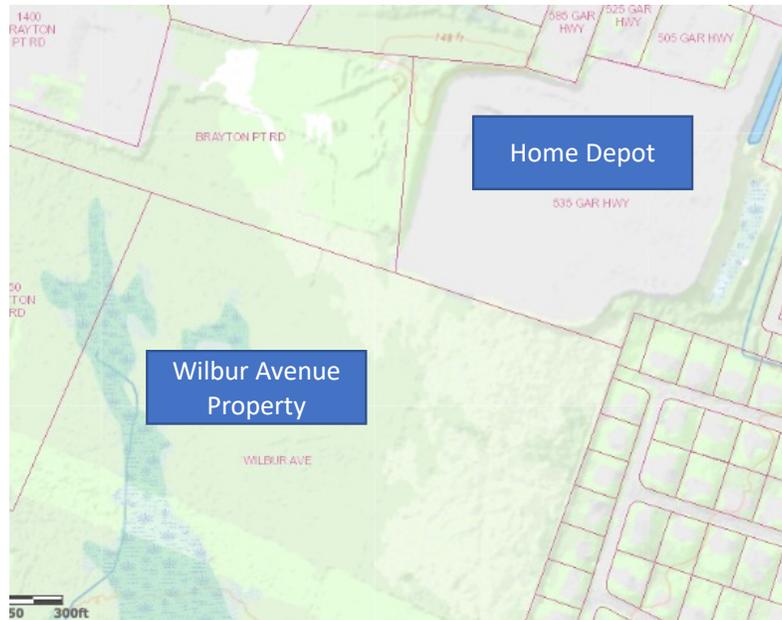


Additional Access to the Wilbur Avenue Parcel

Wilbur Avenue Property

Proposed 3rd Entrance Off GAR Highway

- Would require agreement with Home Depot to turn entrance into street
- Would relieve traffic pressure off of Wilbur Avenue and Brayton Point Road
- Would take advantage of existing traffic lights on GAR Highway

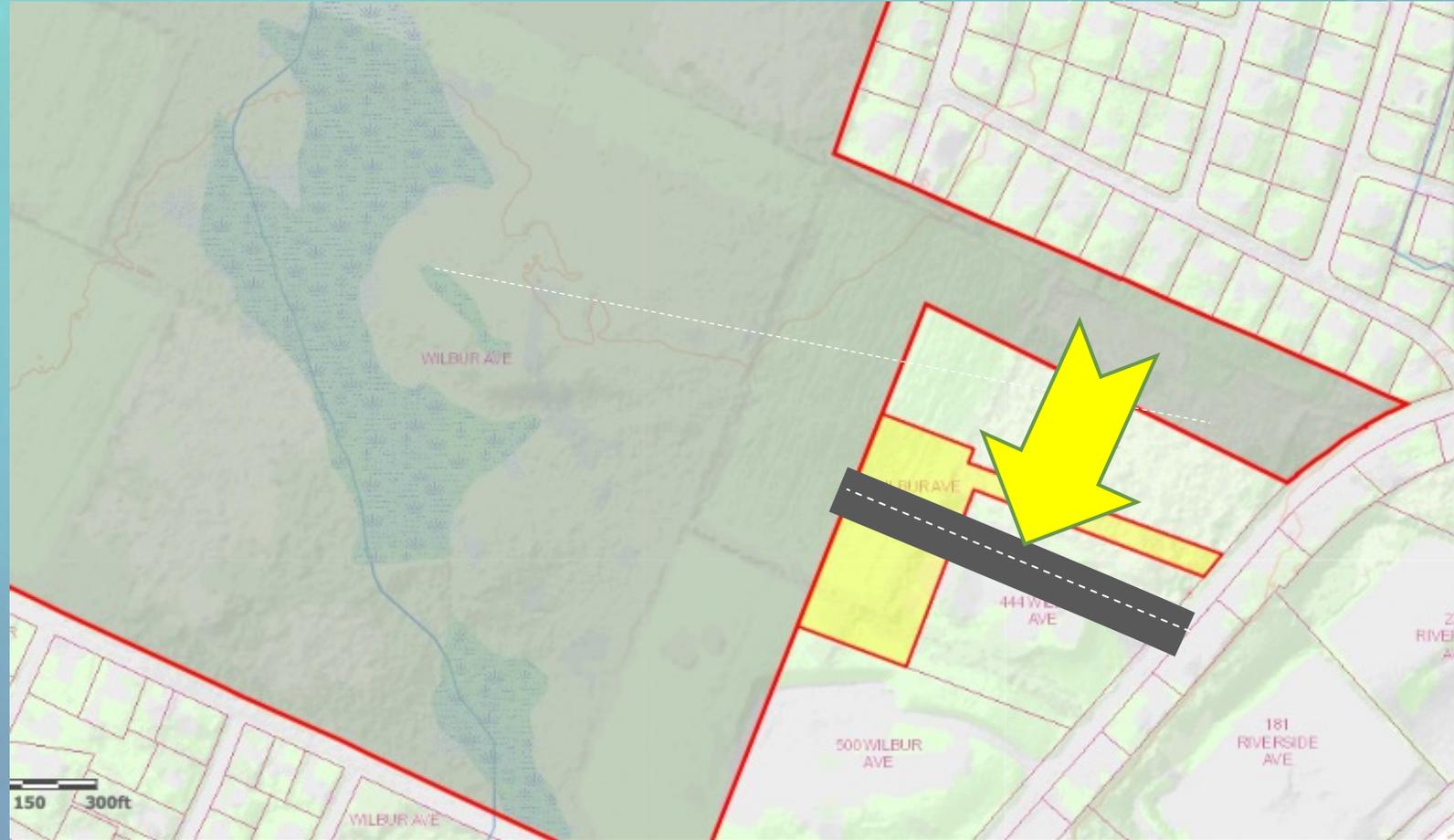


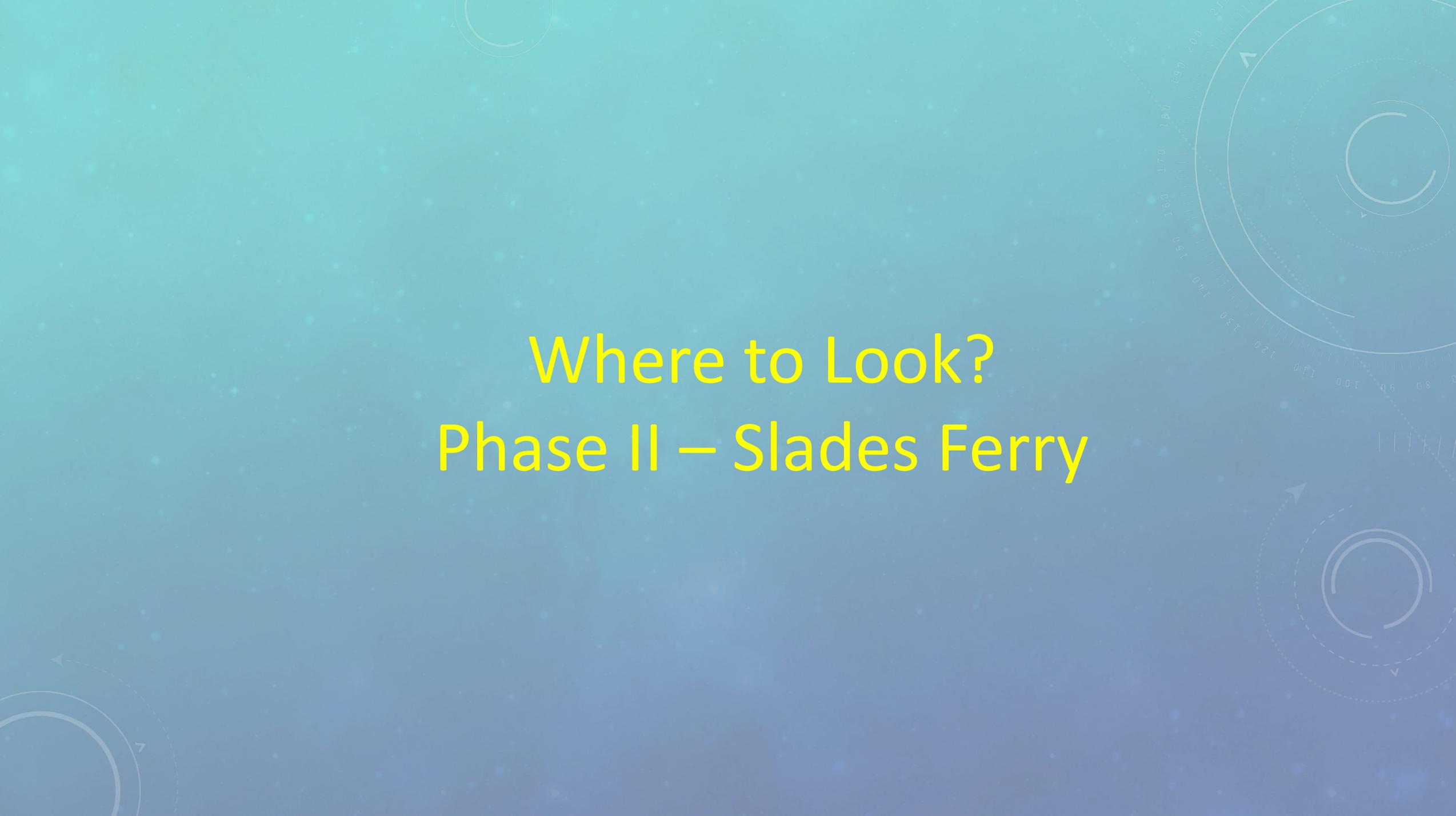
Additional Access to the Wilbur Avenue Parcel

Wilbur Avenue Property

Proposed 4th Entrance Off Wilbur Avenue

- Would require agreement with Clifton to turn entrance into street
- Would relieve traffic pressure off of intersection of Wilbur Avenue and Brayton Point Road





Where to Look?

Phase II – Slades Ferry

Transformation of Slades Ferry District



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SRPEDD engaged to identify zoning changes necessary to achieve economic growth goals

Recent Sale of Church to Commercial Business



Proposed Sale of Magoni's in Slades Ferry



Visual Improvements Needed In Slades Ferry

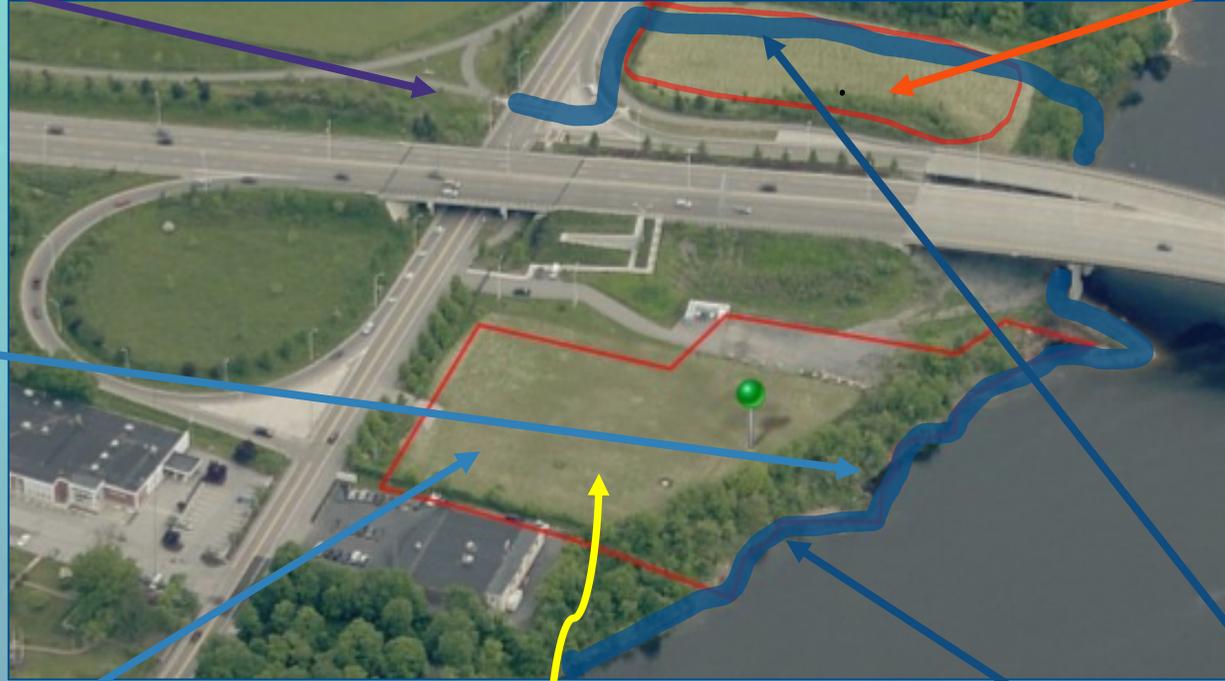


Need to Develop Town Sign & Facade Program

Conceptual Development in Slades Ferry

Existing Walking Path

Proposed New Parking Area



In Future, Declare Surplus, Appraise, Issue RFP

Do Not Want To Impact Existing Events!



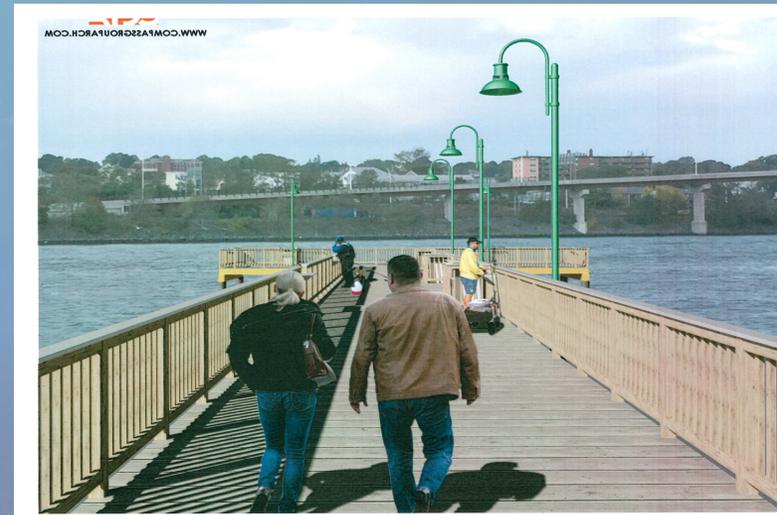
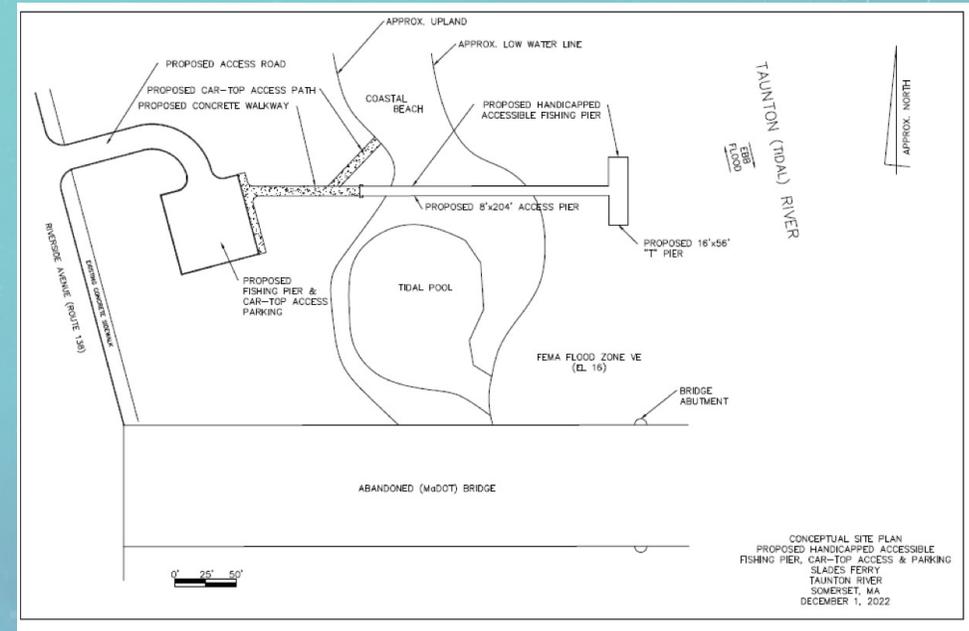
New Continuation of Walking Path

Proposed Utilization of Town Land for Chick Marchand Overflow Parking

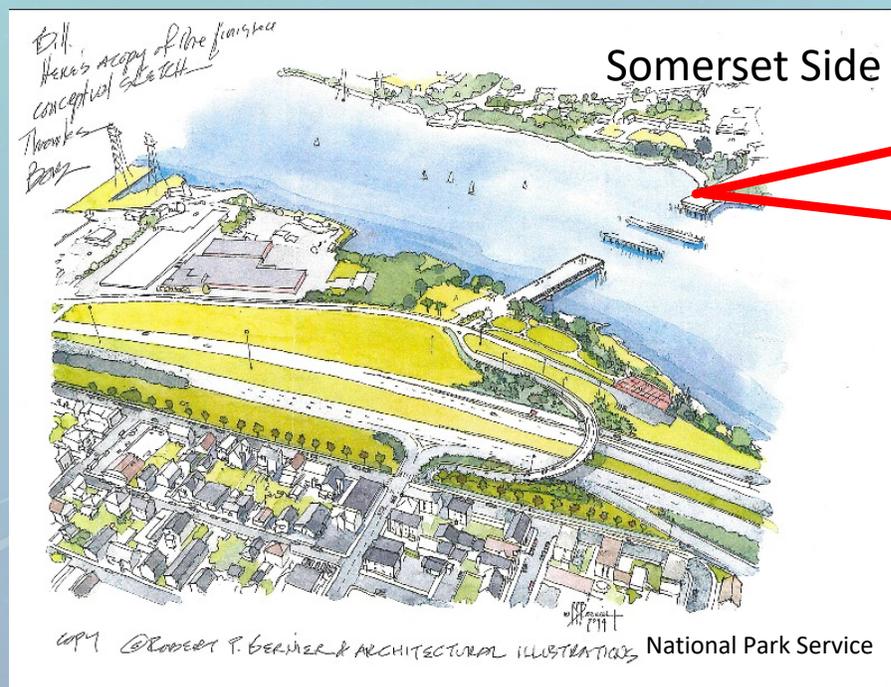
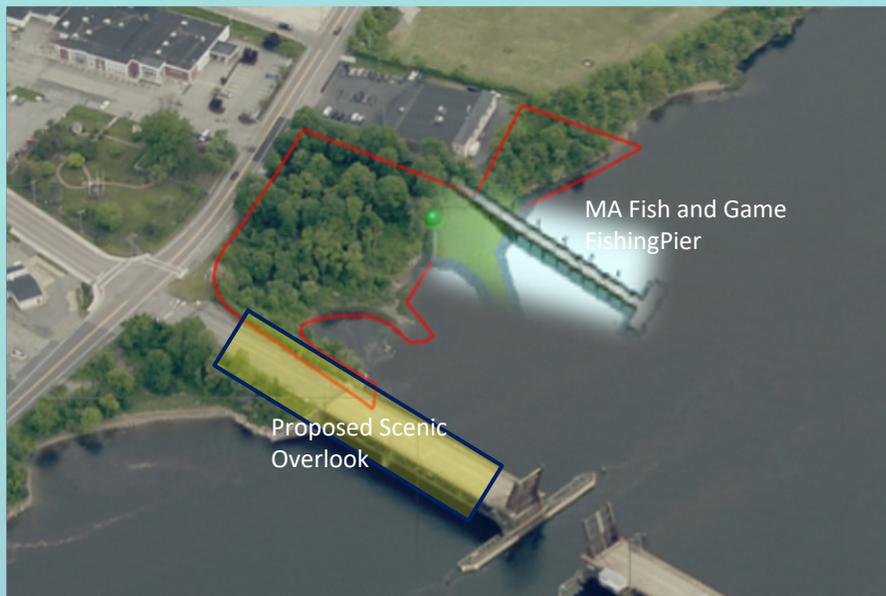
PARID: 273001B000001370	MUNICIPALITY: SOMERSET	LUC: 903				
TOWN OF SOMERSET	RIVERSIDE AVE	PARCEL YEAR: 2023				
Property Information						
Property Location:	RIVERSIDE AVE					
Class:	E-EXEMPT					
Use Code (LUC):	903-903					
District:	MA273 - SOMERSET					
Deeded Acres:	2.1650					
Square Feet:	94,307					
Owner						
Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
TOWN OF SOMERSET		SOMERSET	140 WOOD ST	MA	02726	/



MA Dept. of Fish & Game Fishing Pier

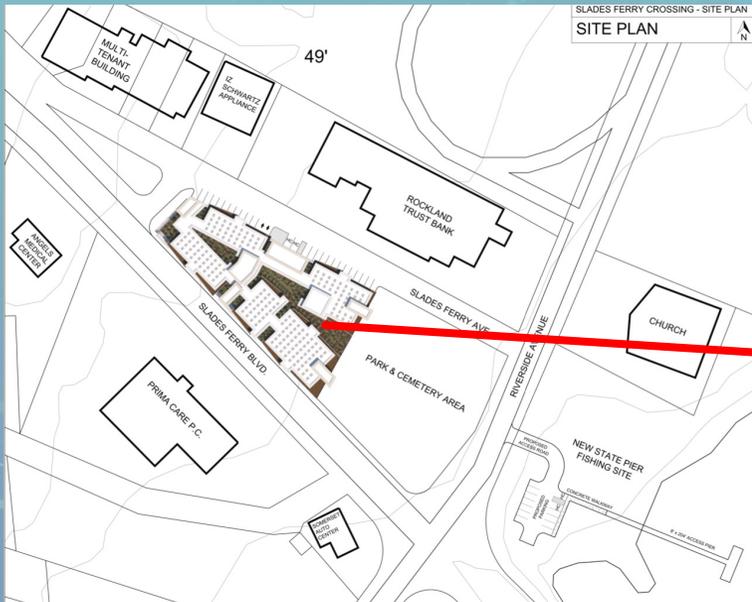


Tauton River Scenic Overlook Concept



- National Park Service Wild and Scenic Rivers Interested
- Have approached MassDOT on Bridge Demolition Timing
- Must Identify Sources of Funding

Concepts for Mixed Use Development in Slades Ferry



With the arrival of the Fall River Train Station Somerset could be designated a MBTA Community which must have:

- Proximity to rail station
- Density – minimum 15 housing units per acre
- No age restrictions
- Suitable for families with children

Visual Improvements

Creative Signage / Banners



More banners ordered!

Visual Improvements Downtown Beautification Progressing



The Mallard



Post Office Shopping Plaza



Lynne's



Pomfret Florist



946 County Street

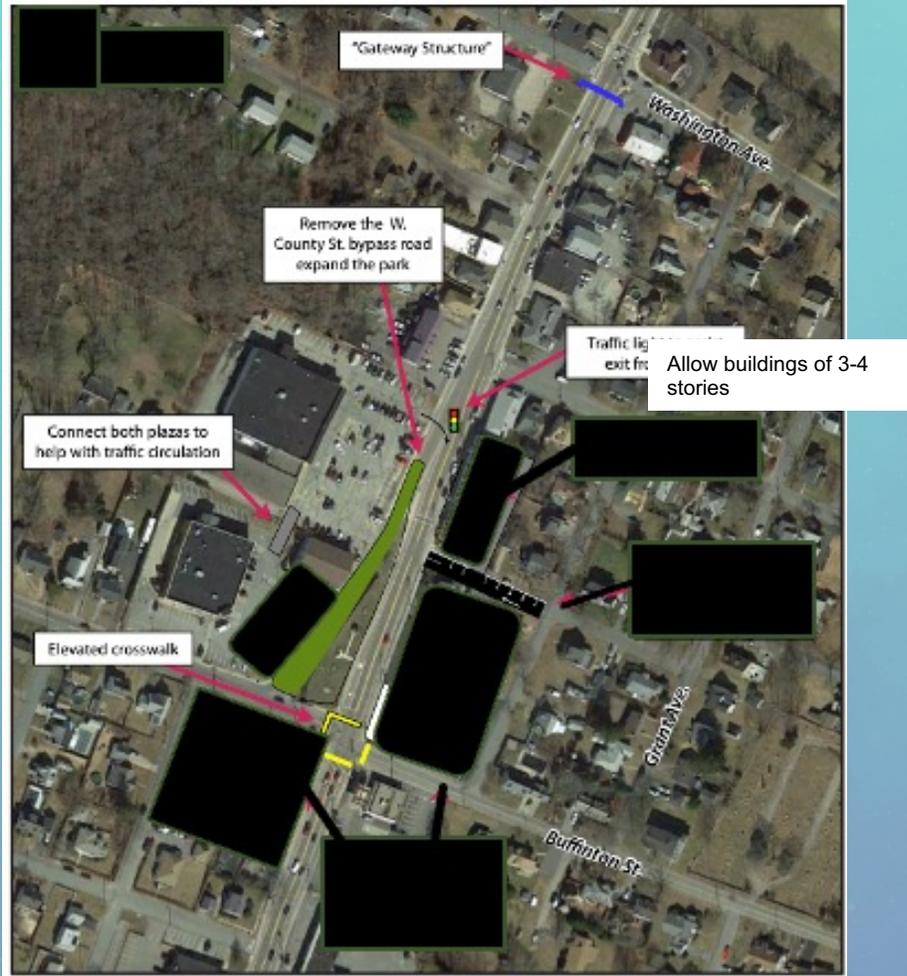


933 County Street

Need to Develop and Fund Town Sign & Facade Program

Longer Term - Other Improvement Possibilities

Downtown Corridor



Indian Springs Corridor



Need to Pursue Grants and Other Funding Opportunities

