

43D PRIORITY DEVELOPMENT SITES

Article 40 To see if the Town will vote to accept the provisions of c.43D, Sections 1 through 16, of the General Laws and to designate the following parcels of land as a "Priority Development Sites" in the Town of Canton for expedited municipal permitting within the meaning of G.L. Chapter 43D, and to approve the filing of an application with the Commonwealth of Massachusetts Interagency Permitting Board for designation of such parcels as Priority Development Sites, including but not limited to:

465 Turnpike St.,

and that the Board of Selectmen be hereby authorized to implement the following within 120 days of the acceptance of Chapter 43D with respect to the above mentioned Priority Development Sites:

(a) appoint a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 43D in connection with said Priority Development Sites;

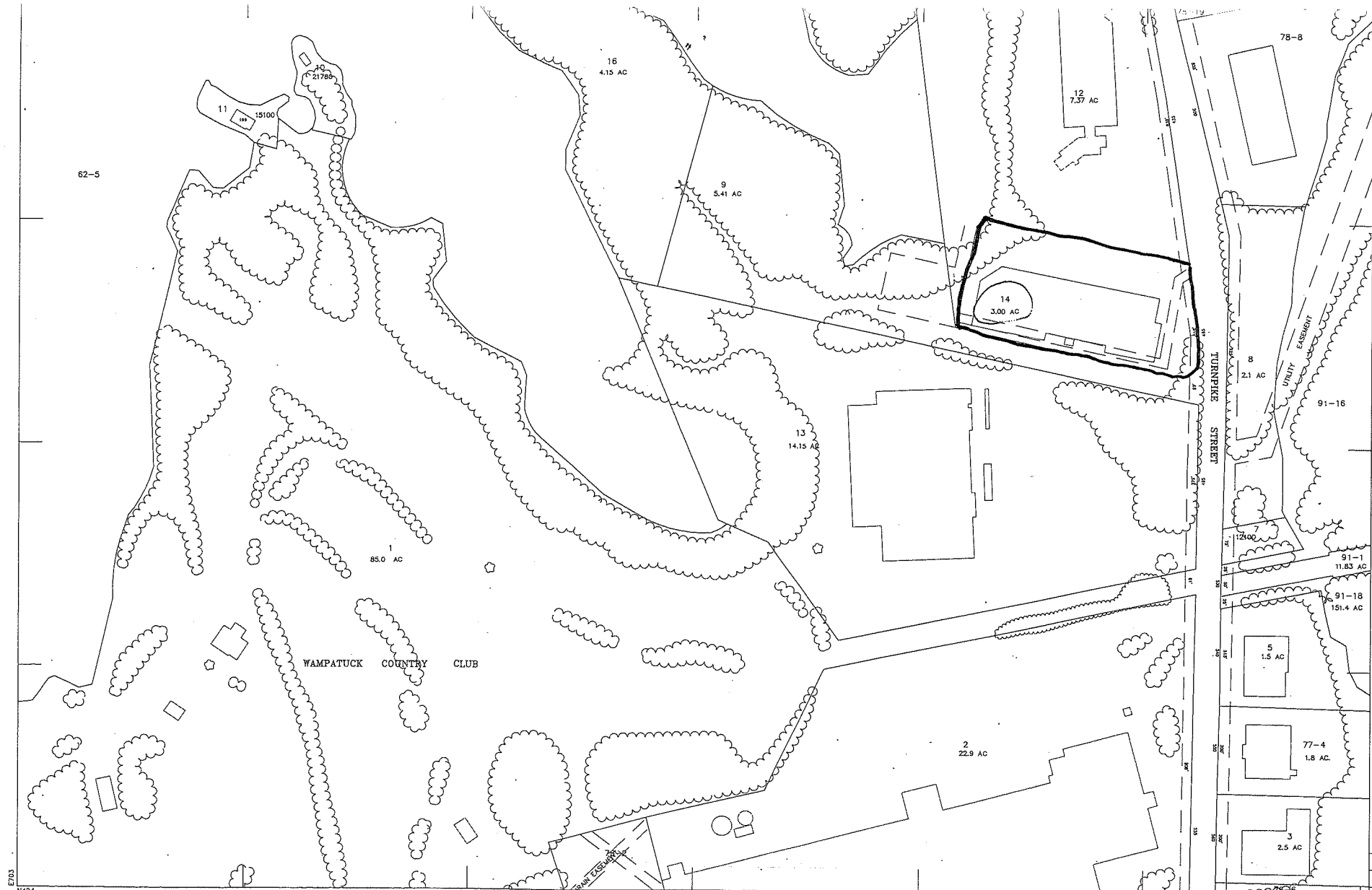
(b) amend rules and regulations, with the assistance of various permitting boards, on permit issuance to conform with Chapter 43D with respect to the foregoing Priority Development Sites;

(c) along with the Town's permitting boards, collect and ensure the availability of all governing statutes, local bylaws, regulations, procedures and protocols pertaining to each permit;

(d) establish a procedure whereby the Board of Selectmen shall determine all permits, reviews and pre-development review required for a Priority Development Site project, all required scoping sessions, public comment periods and public hearings and all additional specific applications and supplemental information required for review, including when applicable, the identification of potential conflicts of jurisdiction or substantive standards with abutting municipalities and a procedure for notifying the applicant; and

(e) establish a procedure, following notification of the required submissions for review as set forth in clause (d) above, for determining if all the materials required for the review of the Priority Development project have been completed.

Board of Selectmen for Economic Development Committee

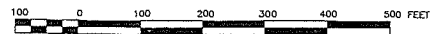


Article
40

REVISED	BY
JAN. 2010	STANTEC CONSULTING

62	78	92
61	77	91
60	76	90

PREPARED UNDER THE DIRECTION OF
THE CANTON BOARD OF ASSESSORS BY
STANTEC CONSULTING, INC.
5 LAN DR. SUITE 300
WESTFORD, MA
JANUARY, 2010

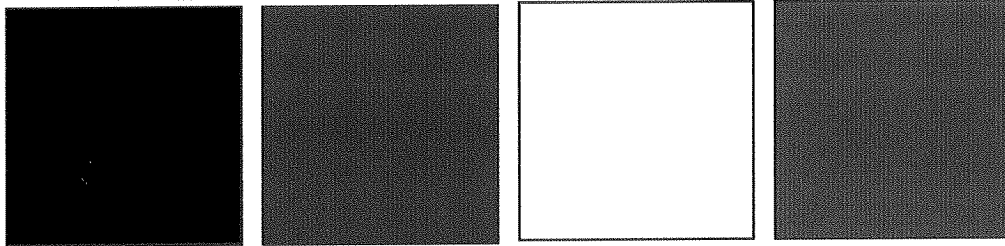
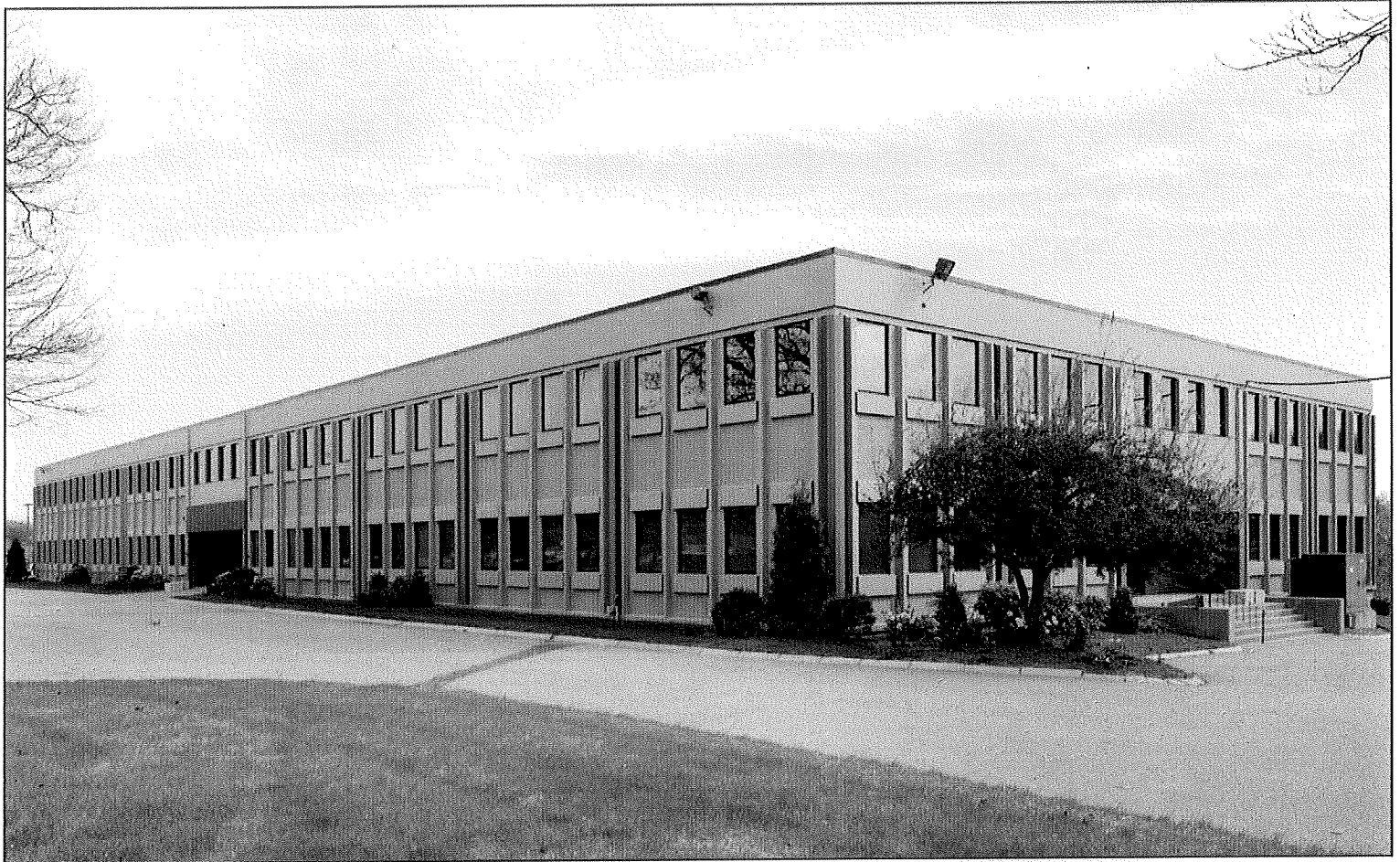


500 FOOT GRID BASED
ON MASSACHUSETTS COORDINATE SYSTEM MAINLAND ZONE
THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

62-5

E703
N424

500 TURNPIKE STREET | CANTON, MA



50,000 SF of Office Space (Subdividable)
For Sale or Lease

contact information

Cathy Minnerly, Executive Vice President | 617 457 3334 | cminnerly@naihunneman.com

J.P. Plunkett, Executive Vice President | 617 457 3230 | jplunkett@naihunneman.com

Ovar Osvold, Associate | 617 457 3222 | oosvold@naihunneman.com

303 Congress Street | Boston, MA 02210 | 617 457 3400 | www.naihunneman.com

NAI Hunneman

Commercial Real Estate Services, Worldwide.

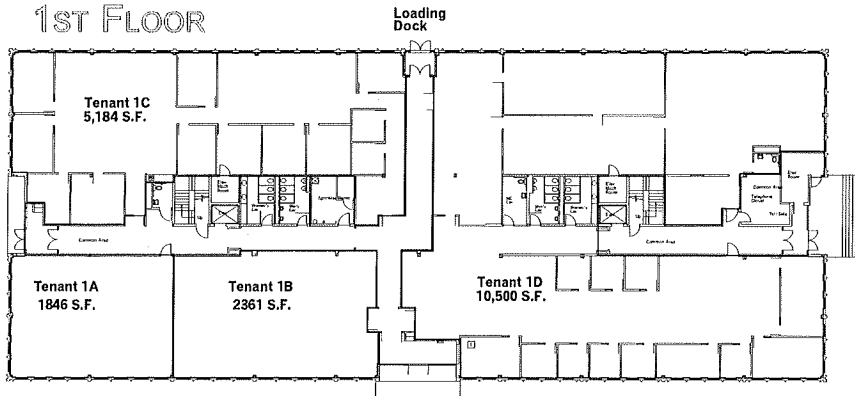
All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

500 TURNPIKE STREET | CANTON

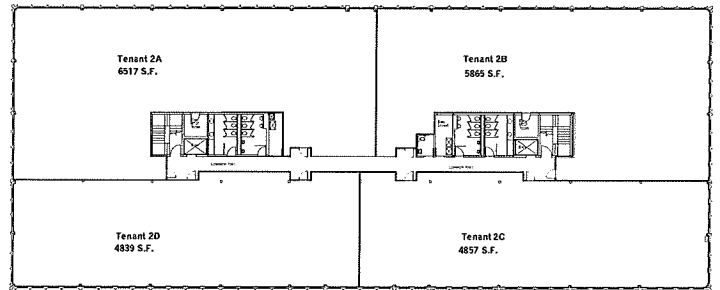
FOR SALE OR LEASE (Subdividable)

FLOOR PLANS

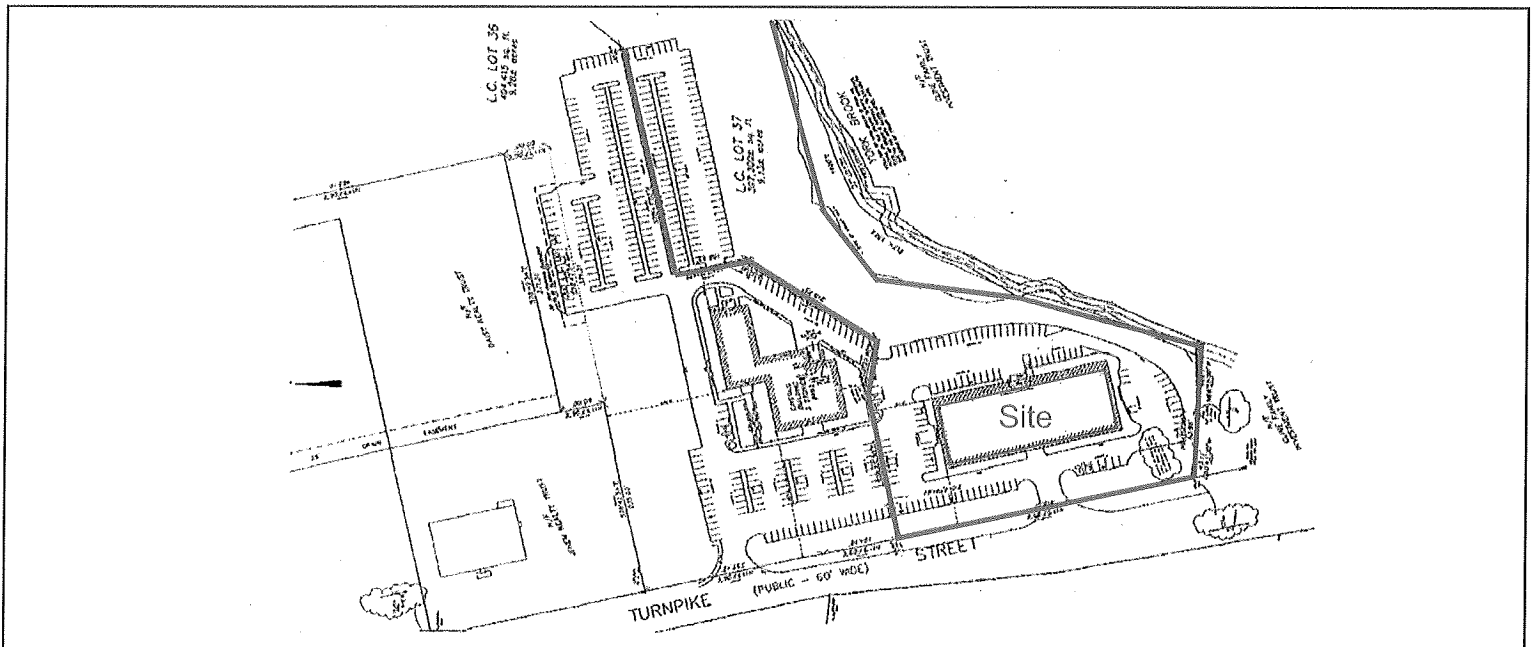
1ST FLOOR



2ND FLOOR

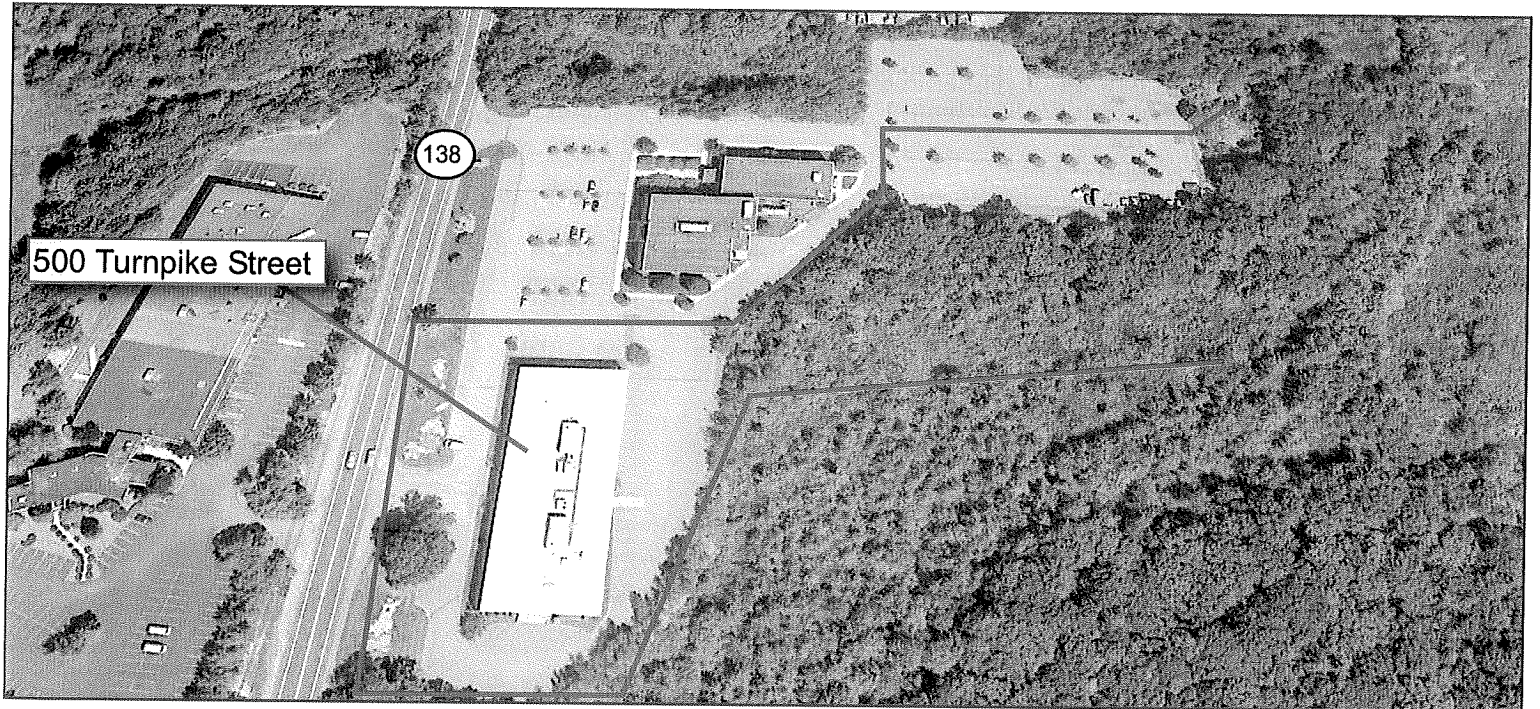
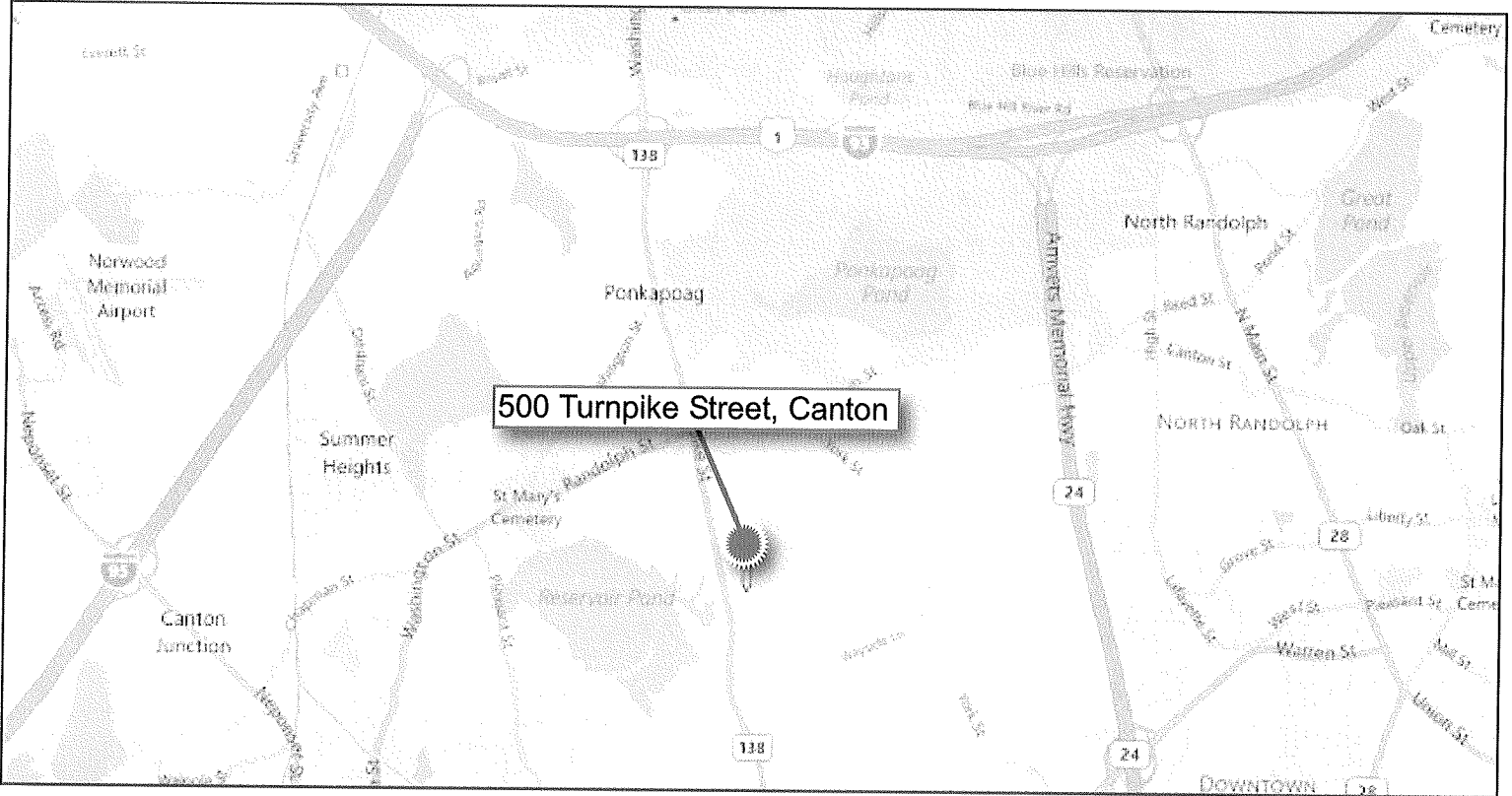


SITE PLAN



500 TURNPIKE STREET | CANTON

50,000 SF of Office Space (Subdividable)



contact information

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500 TURNPIKE STREET | CANTON

50,000 SF OF OFFICE SPACE (Subdividable)

BUILDING SPECIFICATIONS:

Total SF	50,000 SF	Utilities	
Available SF	50,000 SF(Subdividable)	Gas	Bay State Gas
Property Type	Office	Electric	NStar
Land Area	9.28 acres	Water/Sewer	Town of Canton
Year Built/Renovated	1970/2007	R.E. Tax	\$0.75/SF (FY 2011)
Construction	Masonry	Available	Immediately
Sprinklers	Full Sprinkler System	Lease Rate	\$10.00/SF NNN
HVAC	Complete high efficiency heat & air conditioning boasting 66 zones.HVACis programable from a centralized computer	Sale Price	\$5,000,000
Zoning	I, Canton	Location	Located on Route 138 only 2.4 miles off Exit 2 on Interstate 93 with access to Route 24 and Interstate 95.
Parking	4 spaces/1,000 SF		
Power	3,000 amp, 3 phase, 277/480 Volt		

