

SUFFIELD DEVELOPMENT ACTIVITIES REPORT – 12/10/2021

PENDING PROJECTS

1087 East Street South - United Gear –Submitted site plan application for a new 22,000 SF two-story building. United Gear plans to occupy a portion of the building with the remaining space for retail and commercial uses.

Cannabis Establishments – At the direction of the Board of Selectmen and Planning & Zoning Commission, town staff has been drafting regulations to permit cannabis retail and micro-cultivator establishments in the light industrial and heavy industrial zones.

1300 East Street South – Owner developing plans for a 21,600 SF building, which would have 12 rentable units for different contractor type businesses. Utility connection approvals given for the project.

Affordable Housing Plan – Draft plan complete. On track to begin adoption process in February with the goal of adopting the plan by the end of March.

PROJECTS UNDER CONSTRUCTION

50 Ucar Street –Linde Inc. industrial gases received site plan approval to add an office building, workshop, two 6,000 SF storage canopies, along with paved parking, loading, and shipping areas on the property. Building permit issued in November.

66 North Main Street – Interior renovations underway for a bistro café in the north side of the building and a hair salon on the lower level. New signage under review by the Design Review Board.

268 Poole Road – Four Season Farms has been doing some invasive species work per the ACOE permit. 30 acres of mitigation work done prior to construction of the first 10 acre of greenhouse (Phase I).

RECENTLY COMPLETED PROJECTS

Harvey Lane - Industrial road reconstruction largely complete with some restoration to be done in the spring. Funding provided by a STEAP grant.

41 Mountain Road – New owner of building completed renovation of the interior and façade converting the former hair salon into office space for Innovative Wealth Managers.

OTHER BUSINESS/PROJECT ACTIVITIES

1120 Harvey Lane – C&S Wholesale Grocers - 660K SF warehouse likely to be vacant by early 2022. C&S client decided to bring warehousing and distribution functions in-house. The company also owns approximately 90 vacant acres around the building.

68 Bridge Street - Suffield Village – Suite 118 – Fred Astaire Dance Studio franchise opened in November.

50 Bennett Road – 25,600 SF warehouse building sold to RZ Smoke in November for \$1,152,000.

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11 Kenny Roberts Memorial Drive – 15,648 SF building sold in September for \$875,000. Currently has 4,840 SF available for lease.

152 Mountain Road – 9,000 SF of retail space available for lease. Former location of CVS in the Mountain Road Marketplace.