

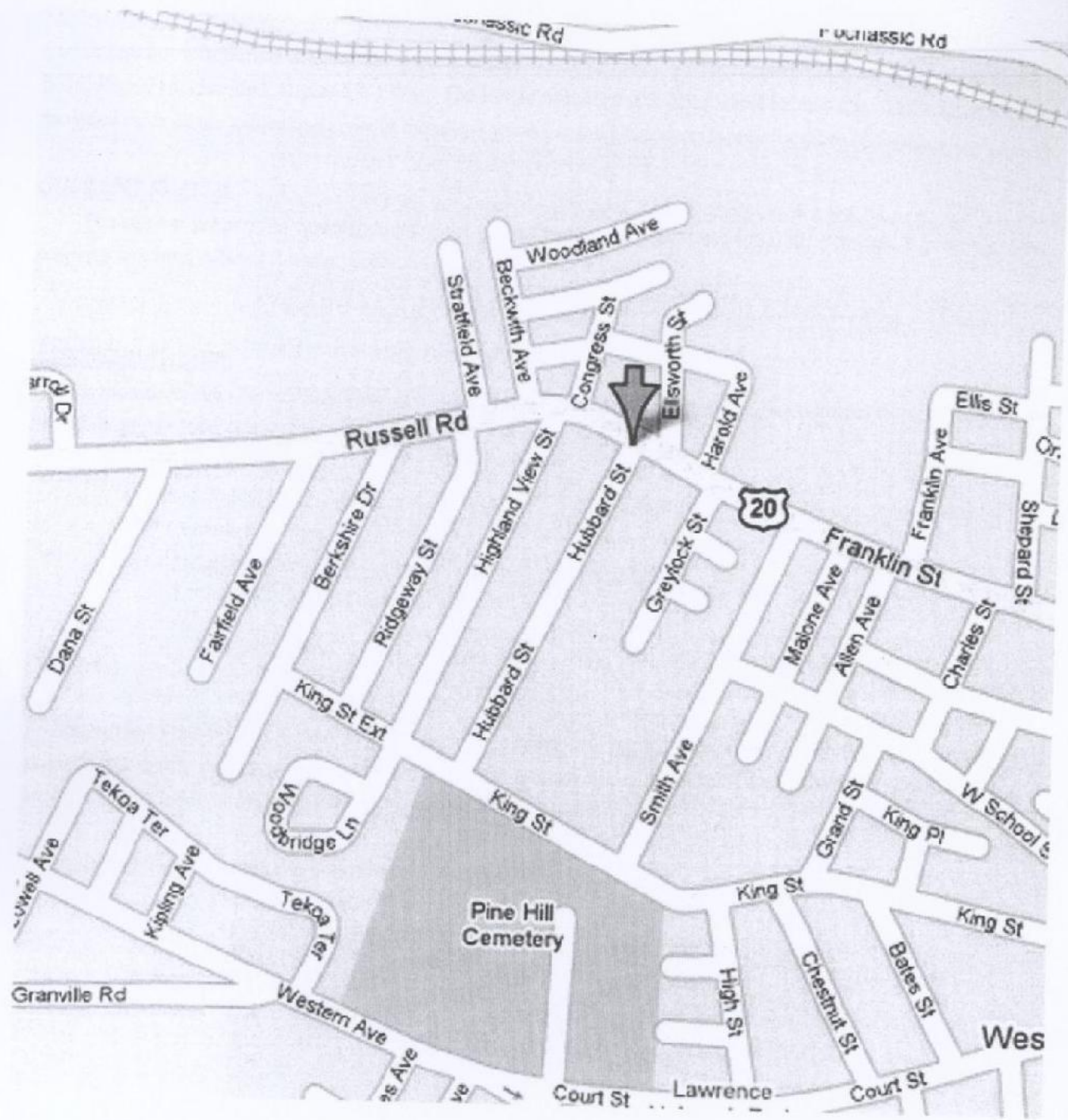
### NEIGHBORHOOD ANALYSIS

The subject property is located on Franklin Street, at its intersection with Hubbard Street approximately .75 miles west of the Westfield Central Business District. The immediate neighborhood is improved primarily with single family homes. Franklin Street east of the subject property is improved with commercial, single family, and 2-3 family homes.

Located directly across from the subject property on Hubbard Street is the Westfield Vocational High School and Public Park. Tekoa Country Club, a public golf course is located along Russell Road (the continuation of Franklin Street west of the subject).

Franklin Street, also known as Route 20, is a four lane, primary roadway connecting the main business district to the hill towns of the Berkshires. Access to I-90 is via Elm Street and is approximately .2-2.5 miles from the subject. PVRTA public bus service is available in the subject neighborhood.

The subject neighborhood real estate values experience significant appreciation over the past 7 years. This trend appears to have stabilized in the second half of 2006. The neighborhood does not appear to be experiencing any negative external forces at this time, therefore, real estate values should remain stable for the foreseeable future.



**Neighborhood Map**

**LEGAL DESCRIPTION:**

A legal description of the subject property can be found in the Hampden County Registry of Deeds in Book 3616, Page 248, recorded August 19, 1971 . The owner of record is Barnard Rest Homes Inc. There have been no recorded sales of the subject property in the past 3 years per the Hampden County Registry of Deeds.

**CURRENT STATUS**

The subject property is currently under purchase and sale for a reported \$495,000. The sale is pending. The property has been offered for sale numerous times in the past 4 years.

**ASSESSED VALUE:**

The records of the City of Westfield, MA Assessors' Office indicate that the assessment for the subject property as of January 1, 2006 (FY 2007) was as follows:

Assessed Value:	\$769,500
2007 Commercial Rate:	\$26.41
Total Estimated Taxes:	\$20,322

**ZONING:**

According to the Westfield, MA Zoning Map, the subject land is zoned Residence B, which allows for primarily single and 2-family residences. Rest homes are a permitted use under the current zoning bylaws. The subject appears to be a legal conforming use under current zoning regulations.

The following pages contain the Westfield RB Zoning Ordinance.



**THE REAL ESTATE**

The subject parcel is located on the southeasterly side of Franklin Street, in Westfield, Massachusetts. The parcel contains 89,078 square feet. The site is generally rectangular.

There is vehicular access to the site via curb cuts from Franklin and Hubbard Streets. There is on-site parking consisting of 2 asphalt paved lots for approximately 25-30 vehicles. All public utilities are available at the site.

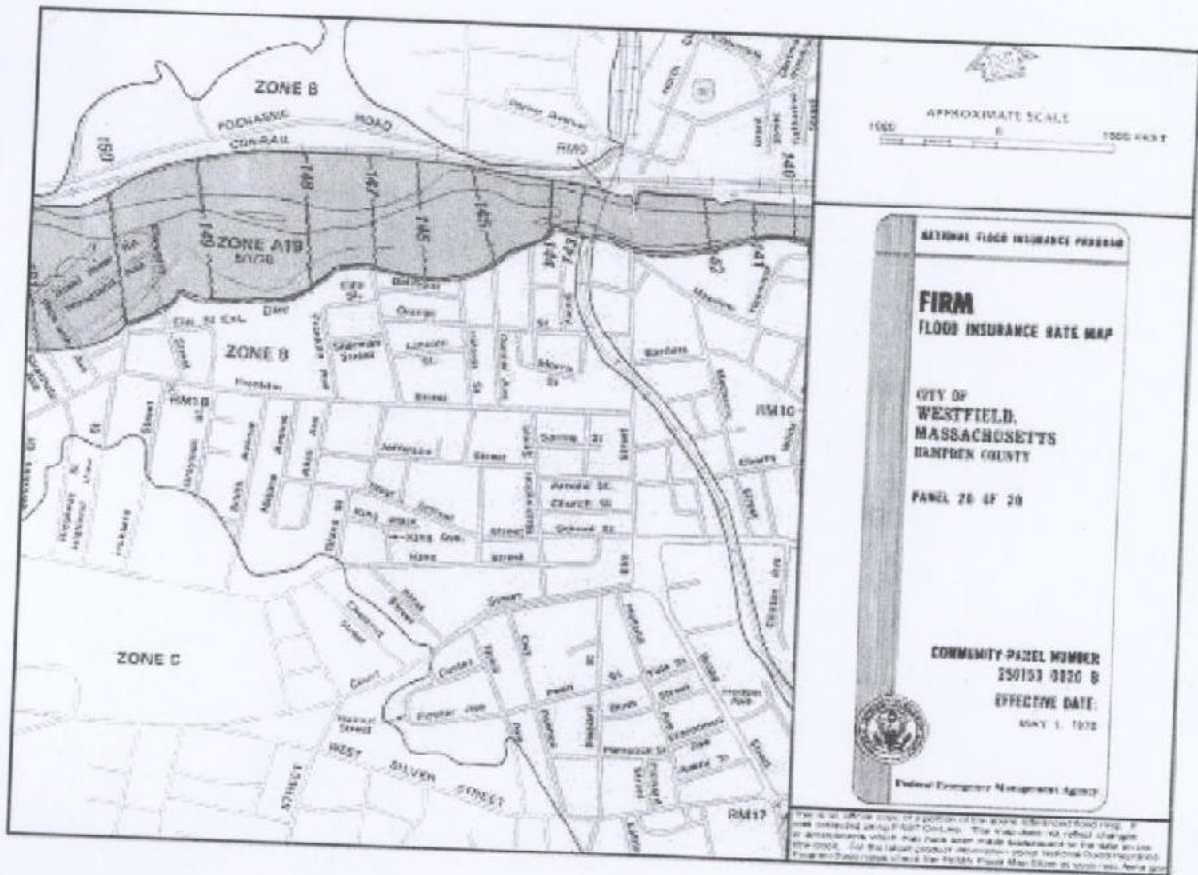
A Plot Plan is included on the following page for the reader's benefit.

Total Land Area:	Approximately 89,078 square feet
Frontage:	Approximately 197 feet on Franklin Street Approximately 454.81 feet on Hubbard Street
Shape:	Rectangular
Site Improvements:	Rest home; typical landscaping; 2 on-site asphalt paved parking lots. The improvements are connected to municipal electric, gas, water and sewer
Street Improvements:	Asphalt paved, storm drains, streetlights. Fire hydrant nearby
Public Utilities:	City water and sewer, cable, telephone, electric service, and natural gas
Topography:	Generally level at street grade
Flood Zone:	The subject site does not fall within the 100 year flood plain as verified by the Federal Flood Insurance Map #250153 0020 B, dated May 1, 1978. The subject is located in Zone X, an area outside of the 500 year flood plain. See included Flood Plain Map
Soils:	A soils analysis report was not available, however, our visual inspection of the site indicated no adverse conditions
Hazardous Waste:	For this appraisal, the appraisers are assuming that the subject site will or has met all acceptable standards with regard to Massachusetts General Law Chapter 21E, "The Massachusetts Oil and Hazardous Material Release Prevention and Response Act" The client reports there is a 1000 gallon underground oil storage tank on-site. This was confirmed by the excerpt of the 21E supplied to us by the client.

NOT TO SCALE-FOR ILLUSTRATION ONLY



Site Map



**Flood Plain Map**

## THE IMPROVEMENTS

The subject property consists of an 84 bed rest home. The improvements were built in 2 phases. The original structure is a 3 level Victorian style home built in 1900; the attached conventional 1 story masonry block building style building built in 1970. Per the client, the original structure, consisting of a Victorian style house, was constructed for use as an orphanage. As a result, the layout is unconventional by today's standards.

### Victorian House

The Victorian house consists of 3 finished levels, containing a total of approximately 5,731 square feet of finished space. The building is wood framed and is sided with asbestos shingle siding, and includes asphalt shingle roof cover, replacement thermopane windows, and a brick foundation.

Per the client, the building was constructed for use as an orphanage. As a result, the layout and utility are unconventional by today's standards. The 1<sup>st</sup> floor includes 5 bed rooms, 2 lavatories, and salon. The second floor contains 8 bedrooms and a bath. The 3<sup>rd</sup> floor contains an accessory apartment unit containing 2 bedrooms, kitchen, bath, living room, dining room and storage.

### Interior Finishes-Victorian

The 1<sup>st</sup> and 2nd floors have been utilized as an orphanage and rest home throughout the building's history. Bedroom and salon finishes include vinyl, linoleum, and carpet floor coverings; drywall and fiberboard ceilings; and drywall walls. The bath and lavatories finishes include standard toilet and sink fixtures, vinyl floor coverings, metal tubs, and drywall walls and ceilings. The 1<sup>st</sup> and 2<sup>nd</sup> floor are considered to be in average condition. The interior appeal would benefit from updating the bath and floor coverings throughout.

The 3<sup>rd</sup> floor contains an accessory apartment unit containing 2 bedrooms, kitchen, bath, living room, dining room and storage. Finishes include carpet floor covering throughout, and panel walls and ceilings. The kitchen and bath include typical/adequate finishes. The unit appeal would benefit from updating throughout.

As the current use as a rest home, the utility of the building is considered to be average- due to a lack of elevator to the second floor. Additionally, the 3<sup>rd</sup> floor auxiliary apartment is accessed from the second floor interior, having no private entrance. The 3<sup>rd</sup> floor unit does not include 2 means of egress. Therefore the 3<sup>rd</sup> floor unit is considered to be part of the 1<sup>st</sup> and 2<sup>nd</sup> floor and not considered to be a distinct unit.

### Basement

The basement consists of a brick foundation, concrete floor, and open joist ceiling.

### Mechanicals

Electric service includes a 400 amp main service with 150 amp breaker sub-panel. Hot water is supplied by an oil fired hot water storage tank. Heating is supplied by an oil fired steam boiler. The building is wet sprinklered and includes emergency lighting and smoke detectors.

### Masonry Block Building

The masonry block building, built in 1970, contains approximately 14,344 square feet of finished space. The building construction includes masonry block walls, rubberized membrane roof covering, concrete pad foundation, metal framed and jalousy windows. The interior layout includes 23 bedrooms, commercial kitchen, dining room, common room, office, 8 baths, laundry room, and auxiliary room.

### Interior Finishes-Masonry Block Building

Bedroom and hallway finishes include linoleum tile floors, drywall walls, and acoustical tile ceilings. Bath finishes are generally ceramic tile wainscot and floors, drywall walls and ceilings, fiberglass insert shower, toilet, and sink. The office is finished with carpet floor covering, acoustical tile ceiling, and panel walls. The dining room is finished with linoleum tile floors, drywall walls, and acoustical tile ceilings. The lounge is finished with carpet floor covering, drywall walls, and acoustical tile ceilings.

The masonry building includes a commercial kitchen with fire suppression, walk-in cooler, stainless steel prep areas and sinks, and gas fired range and stoves. The kitchen appears to be adequate in size and amenity for the rest home.

The overall condition and utility are considered to be average.

### Mechanicals

Electric service includes a 400 amp main service with 200 amp breaker sub-panel. Hot water is supplied by 1 gas fired hot water storage tank and 1 oil fired baseboard hot water boiler. Heating is supplied by 1 oil fired baseboard hot water boiler and 1 gas fired baseboard hot water boiler. The building is wet sprinklered and includes emergency lighting and smoke detectors.

### Conclusions

Market Appeal:	Average-fair. Victorian style home with attached conventional 1 story masonry block building rest home with typical access to major traffic arteries; ample on-site parking. <i>The market appeal is addressed in the Highest and Best Use Analysis.</i>
Utility:	Average-. The Victorian style building functional utility is compromised due to a lack of elevator and ample baths.
Structural Deficiencies:	None noted.
Effective Age:	30 years.
Deferred Maintenance:	None noted.
Condition:	Average.



**ARTICLE III**  
**Section 3-60**  
**RESIDENCE B DISTRICTS**

**Section 3-60.1 - Intent.** Residence B Districts are intended to accommodate single family, detached, semi-detached and two family dwellings of medium densities.

**Section 3-60.2 - Permitted Uses** A building may be erected or used and a lot may be used or occupied for any of the following:

1. Agriculture, horticulture or floriculture including the planting, growing, storing, and selling of plants or produce therefrom and the harvesting, milling, and selling of trees grown on the site. Any new agricultural, horticultural or floricultural activities must take place on lots of at least five acres.
2. Commercial nursery, greenhouse, provided that all buildings erected from these uses after the passage of this ordinance be at least one hundred and fifty (150) feet from a dwelling line and provided that all new parcels devoted to these uses after the passage of this ordinance be at least five acres in size.
3. Single family detached dwelling.
4. Accredited public or sectarian schools, accredited public or private colleges, public libraries, churches, other places of worship, parish houses and Sunday School buildings.
5. Municipal recreation buildings, playgrounds, and parks.
6. Municipal building and telephone exchange buildings.
7. Cemeteries adjacent to or in extension of existing cemeteries.
8. A semi-detached single family dwelling provided that the dwelling with which it has a party wall in common is erected at the same time.
9. Two family detached dwelling.
10. Day Care Center and/or School Age Child Care Programs provided said center or program is in compliance with the licensing requirements of Massachusetts General Law Chp. 28A, Sec. 10 and provided further, a copy of said license is filed with the City Superintendent of Buildings. 9/16/93

### Section 3-60.3 - Permitted Accessory Uses

1. Private home swimming pools in accordance within Article IV - Section 4-80 provided that they are located at least ten (10) feet from a septic tank and (20) feet from a leaching field.
2. Signs as permitted in Article VIII.
3. In the case of a single or a two family dwelling lot where there is no agricultural use associated with it there shall only be permitted one commercial vehicle not to exceed one and one half (1 ½) tons. The owner of the vehicle shall reside within the dwelling upon whose lot the commercial vehicle is parked.

### Section 3-60.4 - Special Permit Uses The following uses shall require a special permit from the designated authority:

1. Conversion or expansion of an existing residential structure (existing as of 9/21/06) to not more than four (4) dwelling units per structure, provided said conversion or expansion retains or enhances the residential character and style of the structure and is consistent with the density, scale and character of the surrounding residential neighborhood. (Planning Board) 09/21/06
2. Dimensional Special Permit for the rear and side yard requirements found in Section 3-60.5, number 3, provided adjoining areas have been previously developed by the creation of lots and the construction of buildings or structures with side, and rear yards generally smaller than is prescribed by the Westfield Zoning Ordinance. (Zoning Board of Appeals) 11/19/90

An application for a Dimensional Special Permit for a use or structure that also requires an additional Use Special Permit and/or Site Plan Approval shall be heard by the same Special Permit granting authority at the same time and as part of the Use Special Permit and/or Site Plan Review. (10-07-04)

3. Continuing Care Retirement community (Planning Board) January 2, 1992
4. Family Day Care Home, provided said home is in compliance with licensing requirements of Massachusetts General Laws Chap. 28A, Sec. 10 and provided further a copy of said license is filed with the City Superintendent of Buildings. (Planning Board) 9/16/93
5. Any proposed use that will discharge a cumulative total of more than 25,000 gallons per day of waste into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). This shall apply to both new uses and to any alteration, extension or expansion of an existing use which would result in a cumulative total of more than 25,000 gallons per day of waste being discharged into the city's sanitary sewer system, or any use categorized as a Significant Industrial User (SIU). (Planning Board) (01/19/06)

6. Age Restricted Housing Community (City Council) 12-07-06

Section 3-60.5 - Area and Density Regulations

1. Lot Area, Frontage and Width: The Minimum Lot Area, Frontage and Width will be determined as follows\*:

Use	Minimum Lot Area* (square feet)	Frontage/Width* (feet)
1 <sup>st</sup> . Dwelling Unit	10,000	100
Each additional dwelling unit	5,000	100
other uses	10,000	100
(Unless otherwise stated in another Article/Section)		

\*These Minimum Lot Area, Frontage and Width requirements assume that both public water and public sewer are available and utilized. Should public water and/or public sewer not be available, than the applicable Minimum Lot Area, Frontage and Width requirements of Residence-A shall apply. (Article III, Section 3-60.5 - Amended (03-06-03)

2. Building Area Not more than twenty-five (25) percent of the area of each lot may be occupied by building.

3. Yards No part of any building except the outside steps shall be nearer to any street line than the corresponding part of the nearest building on either side thereof facing on the same street. In no case shall this setback distance exceed thirty (30) feet.

a. Front Yard Where the alignment of a building is not controlled by the preceding paragraph, no part of any building except the outside steps shall extend within thirty (30) feet of the street line of any street. At least seventy-five (75) percent of the required front yard shall be planted in grass or otherwise landscaped and no parking shall be allowed within this landscaped area.

b. Side yard Two (2) yards neither less than fifteen (15) feet. In the case of a corner lot, there shall be not less than fifteen (15) feet between the building and the side street line.

c. Rear yard One yard not less than thirty (30) feet.

d.

Section 3-60.6 - Heights - No buildings or structures shall exceed two and one half (2 1/2) stories or thirty-five (35) feet in height. Except that a school, college, library, municipal facility, or barn may be erected to a height not to exceed three (3) stories or sixty (60) feet. Exempted from this maximum height restriction, provided they are not more than 15' taller

than the principal structure, nor that the total height (combined with the principal structure) exceeds 50', are:

- chimneys, water towers, elevator bulkheads, skylights, solar panels, ventilators and other necessary appurtenant features usually carried above roofs;
- dome towers and spires if such features are not used for human occupancy;
- ornamental towers, observation towers,
- other permitted uses/structures where expressly regulated elsewhere in this Ordinance.
- buildings or structures located within the designated Airport Landing Zone, height will be whichever is the most restrictively regulated.

The Planning Board may issue a Special Permit permitting heights in excess of the maximum permitted. (02-24-03)

**Section 3-60.7 - Off Street Parking.** Two (2) off street parking spaces shall be provided for each dwelling unit. For additional off street parking and loading requirements, see Article VII.

**Section 3-60.8 - Prohibited Uses.** Recycling Facilities are prohibited. (01-18-90)

Article III, Section 3-60.4, number 2 Special Permit Uses  
Added second paragraph (10-07-04)

Article III, Section 3-60.4, Added # 5 (01/19/06)

Article III, Section 3-60.4 number 1 Special Permit Uses  
Replaced with new 3-60.4 number 1 (09/21/06)

Article III, Section 3-60.4 Added # 6 Special Permit Uses (12-07-06)