



WLUKA

REAL ESTATE CORP

RESIDENTIAL COMMERCIAL INDUSTRIAL LAND / SALES LEASING

You are cordially invited to a neighborhood meeting to be held on Monday, February 28th at 7 PM at the former site of the South Area Solomon Schechter Day School (SASSDS). We would like to bring you up to date on our marketing of the property and explore a very limited rezoning option.

The original building was purchased in 1993 when the previous owner maintained a business as a pre-existing nonconforming use under zoning. SASSDS purchased it and then expanded as a non-profit school under Massachusetts General Laws Chapter 40A Section 3 that states:

No zoning ordinance or by-law shall regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by a religious sect or denomination, or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

SASSDS outgrew the building in 2007 moved on to its new home in Norwood. Because of the nature of the Stoughton building, it cannot be used for anything permitted in the Residential B (RB) zone where it is situated. Our marketing has been restricted, therefore, to religious and nonprofit institutions (churches and schools) as well as day care centers and group homes all of which are exempt from zoning under other sections of the same statute above .

Due to the restrictive nature of the potential users, the building has not been sold for some six years since it was placed on the market. As you may know, the property has been leased to provide cash flow to support it. SASSDS can certainly continue to lease but their preference is to not be landlords.

We would like to explore with the neighborhood the principle of expanding opportunities limited to just professional and office related uses. The Town of Sharon many years ago did just that for the medical building now on the corner of Washington and North Main Streets at Cobb's Corner. There, we created a "Professional District" that clearly limited the uses that might go on that site.

Here as well, uses could be restricted to "Professional Office or Services" as already defined and regulated in the Stoughton Zoning Bylaws. We believe that both the Town and the neighborhood would be better off if we could find a professional user and convert the school to an office building.

Please call us at 781-784-5125 or send an email to david@wlukarealestate.com of your intention to come so that we can arrange for sufficient seating and refreshments. If you know someone who didn't get this invitation and who might be interested, please feel free to bring them along.

Thank you

David Wluka, Realtor®

