

Town of Shirley

BOARD OF SELECTMEN



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December 7, 2023

TPE Solutions, Inc.
3 Patterson Road
Shirley, MA 01464

To Whom It May Concern:

It is our understanding that TPE Solutions, Inc. (“TPES”) seeks to expand its existing business by acquiring a property with 5 to 6 acres of land and constructing an approximately 40,000 to 60,000 SF commercial building. TPES currently operates at 3 Patterson Road, Shirley, MA (the “Property”) which is owned by an affiliate, Jonas and Paul, LLC.

The Property is currently occupied by an existing approximately 54,150 SF commercial building. Jonas and Paul, LLC recently obtained the necessary approvals to expand the existing building to approximately 83,600 SF. This expansion was primarily driven by the need to provide additional space for the existing warehouse tenant at the Property. It is my understanding that any additional development at the Property following the approved expansion would exceed the maximum building coverage requirements and, therefore, no further construction can occur on the Property without significant zoning relief from the Shirley Zoning Board of Appeals. Furthermore, it is my understanding that there is limited space available at the Property for the construction of any additional new buildings and certainly not enough for a 40,000 to 60,000 SF building.

Given that the Property has been substantially developed, TPES approached our office about a new location which would serve its needs. Upon review of our records, we were not able to identify a property in the Town of Shirley which can satisfy TPES’s criteria for a new location.

Sincerely,

Michael McGovern,
Shirley Town Administrator