

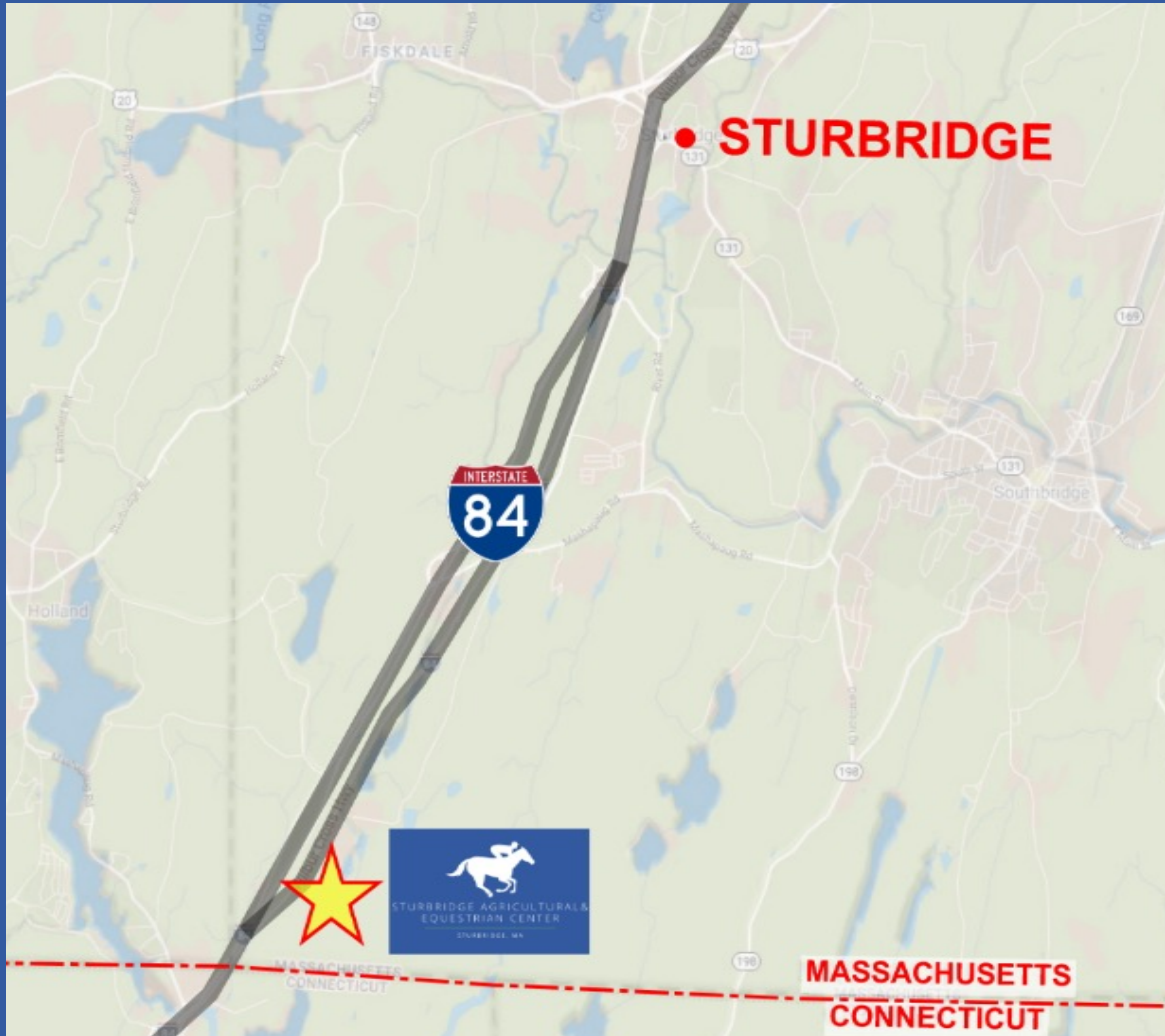
STURBRIDGE AGRICULTURAL &
EQUESTRIAN CENTER

STURBRIDGE, MA

CONCEPT PLAN

AUGUST 16, 2021

OVERVIEW & SITE LOCATION



STURBRIDGE AGRICULTURAL & EQUESTRIAN CENTER

STURBRIDGE, MA

Our Vision

The Sturbridge Agricultural and Equestrian Center will be a state of the art, green complex with a racetrack and sports bar, farming programs and community amenities.



A RACING & FESTIVAL GROUNDS



B HORSE ACTIVITIES



C COMMUNITY FARMING



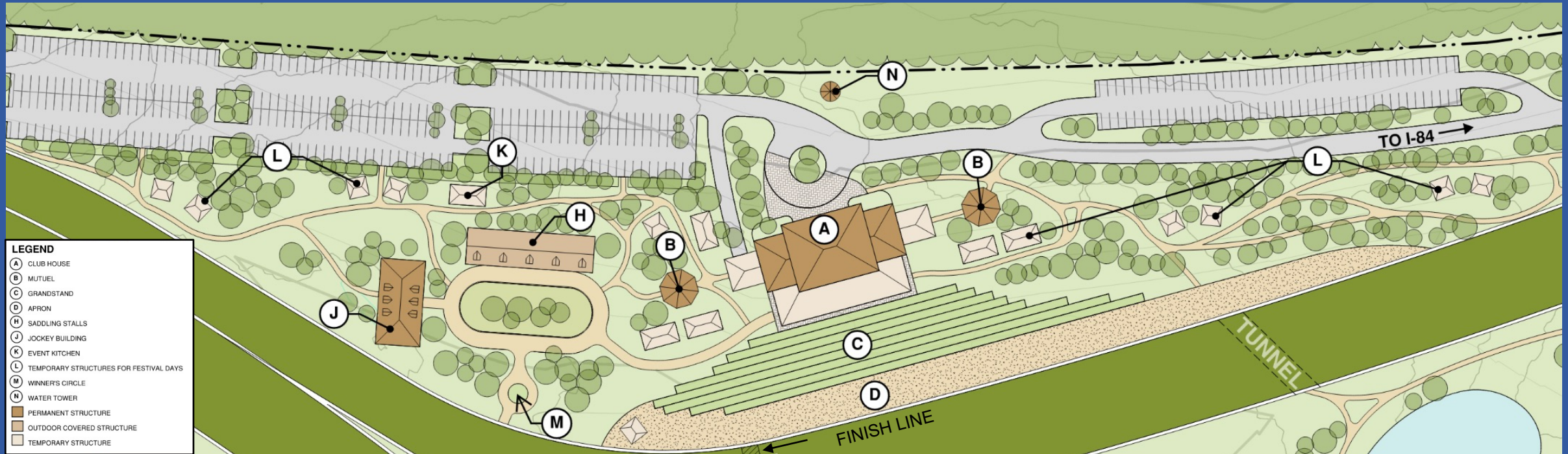
D COMMUNITY RECREATION



STURBRIDGE AGRICULTURAL & EQUESTRIAN CENTER

STURBRIDGE, MA

RACING & FESTIVAL GROUNDS



CLUB HOUSE



GRANDSTAND

Grandstand will be built into terraced earth giving the grounds a park-like feel and honoring the beauty of the property.

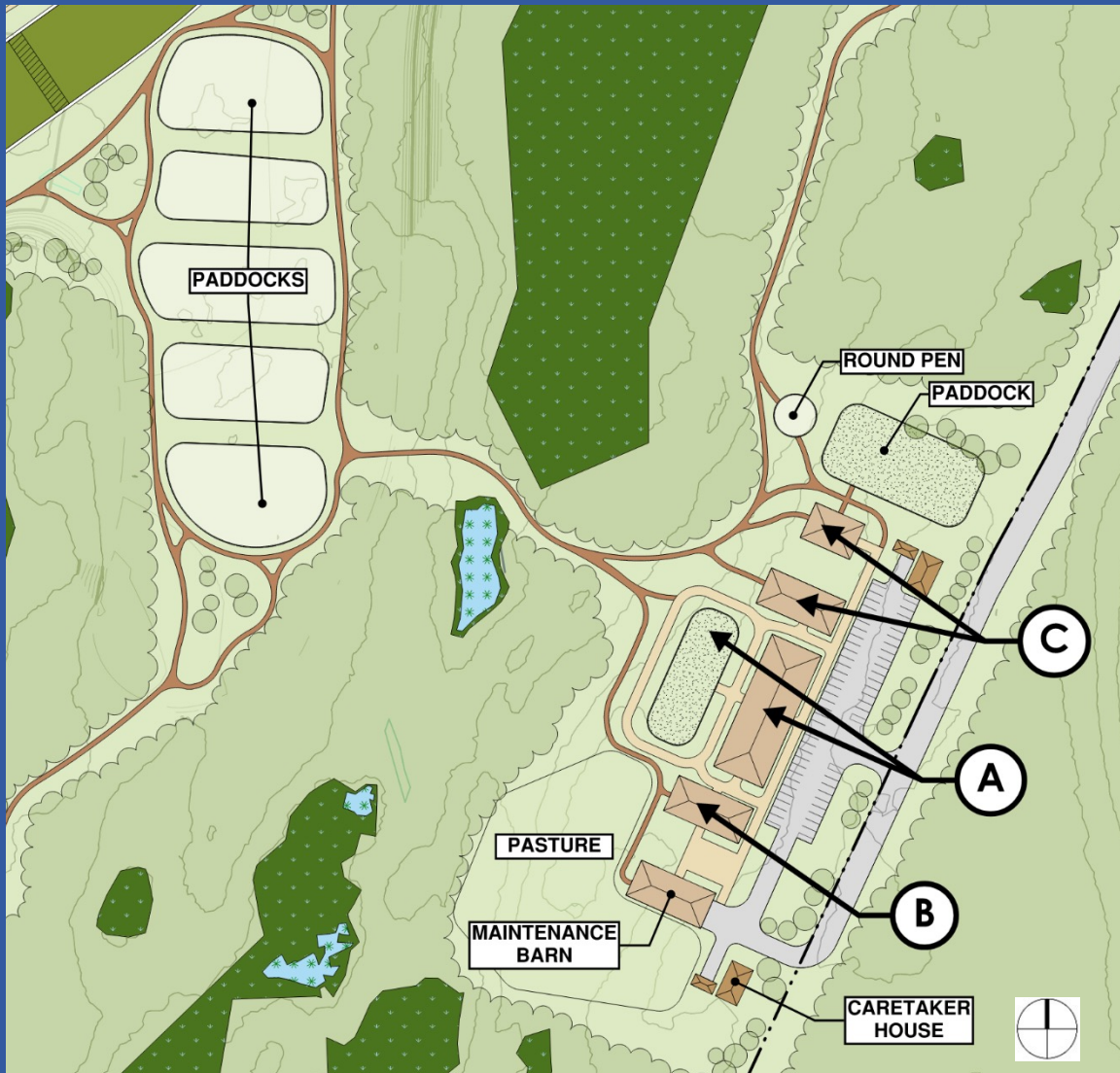
With its uniquely shaped track, our facility will be one of the safest tracks in the world and leave a lasting impression with horse enthusiasts.

Racing will be approximately 10-12 days a year resulting in the grounds available to residents for the remainder of the year.



HORSE ACTIVITIES

We believe our facility will be the top place for horses to train, live and retire. We will offer a riding school for people of all ages to learn about horse care and how to ride, rehabilitation and therapy programs, and a retirement home for older horses.



A
RIDING RING



B
RIDING SCHOOL



C
REHABILITATION/THERAPY BARN



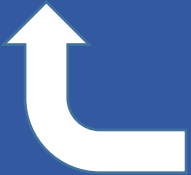
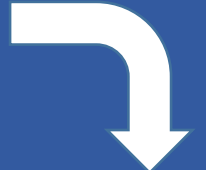
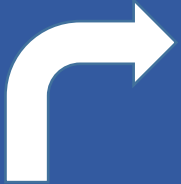
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REHABILITATION/THERAPY BARN



STURBRIDGE AGRICULTURAL &
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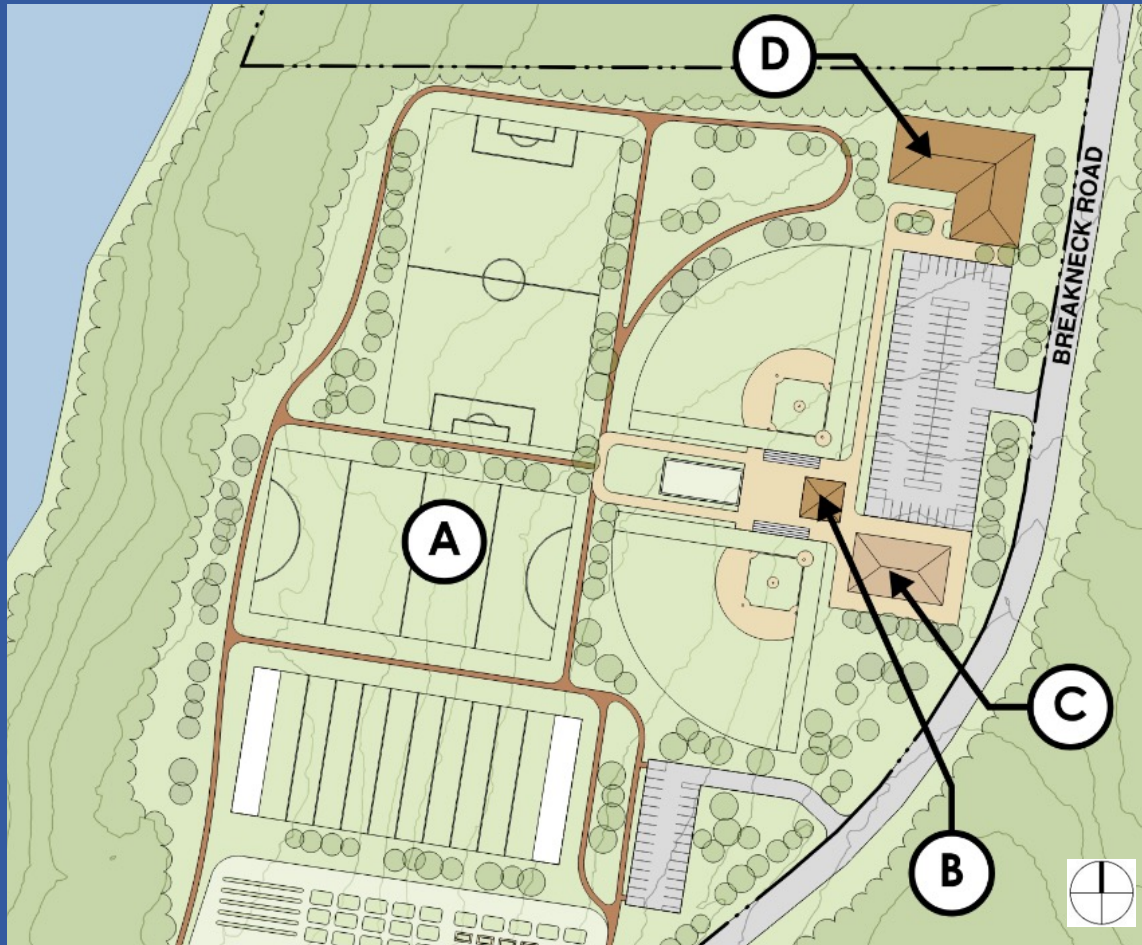
STURBRIDGE, MA

COMMUNITY FARMING



COMMUNITY RECREATION

Imagine local sports teams playing at one of our four fields, then celebrating their win at the community pavilion. Grab a snack at the field house. Go on a family hike along the 2.5 miles of nature trails. Explore the wonders of our backyard in the wetlands through educational signage and habitat activities.



A
SPORTS FIELDS



B
FIELD SUPPORT BUILDING



C
COMMUNITY PAVILION



D
COMMUNITY ACTIVITIES



STURBRIDGE AGRICULTURAL &
EQUESTRIAN CENTER

STURBRIDGE, MA

A PROJECT THAT INVESTS IN STURBRIDGE

- Athletic fields for local sports, with a community pavilion, restrooms and snack bar.
- A green facility with nature trails, community gardens, farmers' market and an operation that turns farm and restaurant waste into energy, making the Center self-sustaining.
- \$1 million in new annual revenue and benefits to the town.
- Creation of 100 jobs for residents.
- Access to the site will be from I-84, keeping Center traffic off local roads.
No access to Breakneck Road.

**Data: Economic Impact Study: Proposed Racetrack in Sturbridge by Spectrum Gaming Group, July 29, 2021
Spectrum Gaming Group is a leading independent research and analyst company worldwide.*



STURBRIDGE AGRICULTURAL &
EQUESTRIAN CENTER

STURBRIDGE, MA

If you like our concept, please help us take the next steps in the process:

1. Setting a public hearing.
2. Place the Overlay District on the fall Town Meeting Warrant.
3. Approve the Host Community Agreement for our site.

