

**2CBuilders LLC** is owned by Chris Brown and is the entity hoping to purchase 244 Elm St.

**DHR Fabrications LLC** is also owned by Chris Brown and is the business that would leasing the property. Below is a description of the current business activity.

#### **DHR Fabrications LLC**

- Typical businesses hours: Monday – Friday 8 – 5
- Number of employees: 3 (including owner)
- Machine and Fabrication Shop
  - We are a small metal fabrication shop that creates and fabricates small to medium component parts. We prototype difficult assemblies and complete associated production runs, including piecework. It is a job-shop environment.
  - Companies that currently or have used DHR in the past include large and small private and public businesses involving transportation, marine, military, medical, plastic, renewable energy, and refining.
  - Currently working in a 2500ft<sup>2</sup> area and need more space.
  - All work and associated noise is internal
- Shop Capabilities
  - Cutting Capabilities
    - Precision CNC sheet metal cutting up to 1" steel
    - 5x8 sheet size
    - Stainless steel and aluminum
    - Conductive material
    - Cold saw and band saw cutting
    - shearing
  - Welding Capabilities
    - Mig and tig welding
    - Spotwelding
  - Bending Capabilities
    - CNC press bending and forming up to 6 feet
    - Mechanical press brake up to 10 feet
    - Tube bending up to 3" diameter
    - Sheet rolling 16gauge x 54"
  - Other
    - Machine Shop capabilities
    - HAAS VMC 20" x 40" envelope
    - Prototrak Bedmill
    - Prototrak 16x30 lathe with turret
- Deliveries
  - Currently receives delivers 3 – 4 times a month
    - Delivery of steel/sheet metal related
    - Delivery of customer related items

- Parking Lot
  - Area of parking lot is ample space for deliveries
  - Interested in continuing the current use of the Food Truck
  - Interested in holding events should the occasion arise
  
- Sign
  - Proposed sign will meet the requirements of the town of Milford.
  - Sign on building will be not be electronic
  - Sign at curb will also meet requirement of the town and will not be electronic
  - Sign will have lighting per the requirements of the town of Milford
  
- Building
  - Interior improvements to building necessary to make move in ready for business.
    - Demolition and clean up of current bowling alley
    - Electrical upgrades and repositioning
    - Heating system needs upgrade
  - Exterior Upgrades
    - Roof
    - Rollup door in rear of building
    - Exterior paint of building to better blend with surrounding businesses.
    - Shrubbery in the front and crushed stone on the side of building to enhance the exterior of the site.
    - Mulch and possibly small shrubs at curbside.
  
- Other
  - DHR Fabrication is consistent with other businesses in the area
  - 244 Elm Street is located in a dense commercial district with no residential properties abutting
  - DHR is consistent with automotive based businesses in the area
  - DHR is consistent with the manufacturing based business that is adjacent and uses some similar machinery
  - All noises made by DHR will be contained within the building.