



**TOWN OF WESTFORD
OFFICE OF THE TOWN MANAGER**

TOWN HALL
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Telephone (978) 692-5501 Fax (978) 399-2557

June 4, 2015

Secretary Matthew A. Beaton
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Re: Request for Funding for Rehabilitation and Cleanup of Historic Mill Property in Westford

Dear Secretary Beaton:

In 2014, the \$2.2B Environmental Bond Bill included \$1.5M for the town of Westford, to cleanup and stabilize an historic woolen mill property, known as Westford Anodizing, located at 12 North Main Street in the Graniteville neighborhood of Westford. This funding is desperately needed to protect the health and safety of our residents. This former mill, constructed of granite and brick, is in a state of severe disrepair, and as it is located on two busy streets with sidewalks, which are currently blocked off, its structural condition poses a serious threat to pedestrians and vehicles. In addition, as shown in the aerial photograph below, the building's proximity to Stony Brook, a scenic waterway that feeds two public water supply wells, presents the threat of a release of hazardous materials into our town's drinking water supply.



The Board of Selectmen prioritized the cleanup of this site as a critical goal for our town, and we have appropriated funding in an attempt to begin this process. We secured funding through the Brownfields Redevelopment Access to Capital (BRAC) program for 50% of the premiums for environmental insurance, and we are actively pursuing Environmental Protection Agency Brownfield funds and MassDevelopment Brownfield funds. We secured 60 hours of technical assistance from Northern Middlesex Council of Governments to assist with the process of applying for inclusion in the State's Expedited Local Permitting Program under Chapter 43D.

The \$1.5M allocated to Westford in the Environmental Bond Bill is critical to the success of this project. To make it less of a burden on the overall capital plan for the Commonwealth, we are seeking this funding in phases. To complete the building stabilization, and start the process of soil remediation, we respectfully request \$1M in the FY16 capital plan, to fund removal of debris, asbestos abatement, masonry repairs and bracing and stabilization of the structure, along with starting the process of soil remediation under the guidance of our Licensed Site Professional (LSP). We request the remaining \$500,000 in the FY17 capital plan to fund the second phase of soil remediation, additional stabilization, and removal of the former incinerator. More details about cost estimate are shown below.

Cleanup and Stabilization - Cost Estimate	
\$350,000	Phase 1- Bracing/ reinforcing walls and structural repairs
\$300,000	Phase 1- Soil remediation near building
\$250,000	Phase 1- Removal of damaged roofing and other debris in and around the building
\$100,000	Phase 1- Abatement of asbestos and other contaminants in the building
\$200,000	Phase 2- Soil remediation near incinerator
\$100,000	Phase 2- Masonry repairs including smoke stack
\$100,000	Phase 2- Incinerator removal and disposal
\$1,500,000	Total Request

In 2014, Westford taxpayers appropriated \$50,000 to secure the site and building, to ensure public safety, and to analyze the magnitude of the environmental contamination. Working with a LSP, the town conducted environmental testing and developed a soil cleanup strategy. The town also assembled a 12 North Main Street Task Force, to study alternatives to redevelop the property for productive reuse. The group determined that the historical aspects of the property were significant, and that reuse alternatives that included revitalization of the historic building were preferable.

Our 2015 Annual Town Meeting supported the use of \$75,000 in Community Preservation Act funds to conduct an historic preservation feasibility and building stabilization study, which is scheduled for completion in September 2015 to allow building stabilization recommendations to be implemented before winter.



The Graniteville neighborhood has been designated as a National Historic District, and the mill building, with its bell tower and massive local granite walls, has been an iconic structure in the neighborhood and a driver of economic activity for generations. In addition to the economic impact, remediation and rehabilitation of this site has the potential to create housing, commercial, and/or open space, while preserving historic and natural resources.

On behalf of the Board of Selectmen and our town residents, I urge you to include this important funding request in the Commonwealth's five-year capital investment plan for fiscal years 2016 and 2017. I look forward to an opportunity to provide more details about the efforts of the task force and the work that is necessary to make this project successful. If there is any additional information we may provide, please contact me via email jross@westfordma.gov or by telephone at 978-692-5501.

Sincerely,

A handwritten signature in black ink that reads "Jodi Ross". The signature is written in a cursive, flowing style.

Jodi Ross
Town Manager

CC: Senator Eileen Donoghue
Representative James Arciero
Board of Selectmen