

# 12 North Main Task Force

February 10, 2015

*Undated Photo Courtesy of  
Westford Historical Society*

# Task Force Membership

- Don Siriani - Board of Selectmen
- Robert Downing - Affordable Housing Committee
- David Gutbrod - Historical Commission
- Eli Demetri and Tom Barry - Economic Development Committee
- Dennis Wrona - Finance Committee
- John Mangiaratti - Assistant Town Manager
- Chris Kluchman - Director of Land Use Management
- Darren MacCaughey - Director of Environmental Services
- Nancy Cook
- Nancy Bissell
- Jane Hughes
- Bob Waskiewicz
- James VanBever
- Jane Calvin

*1877 Insurance Map*



# Task Force Charge

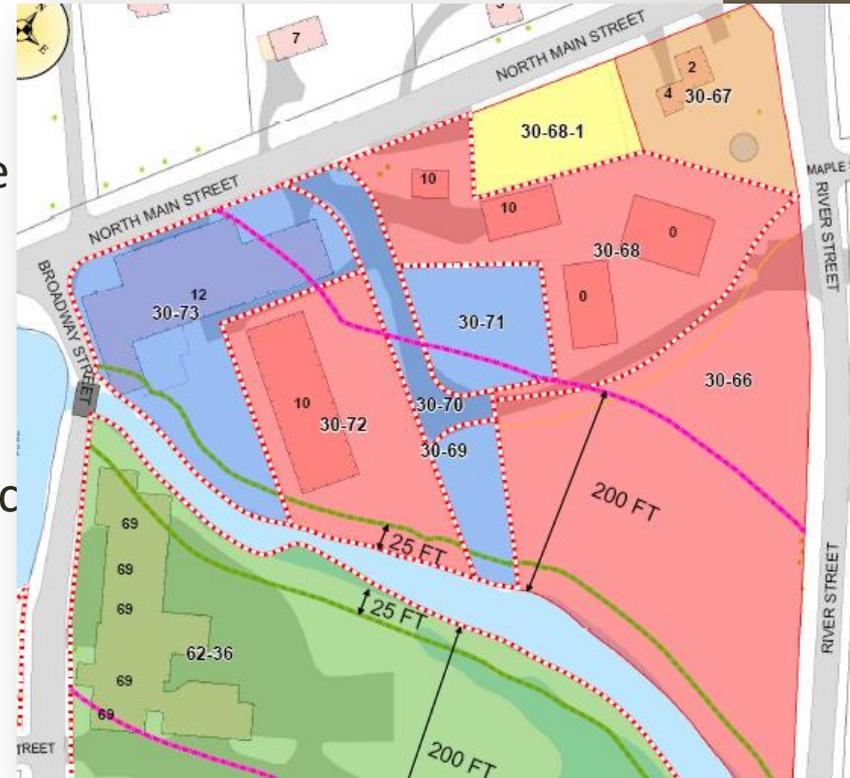
This task force will evaluate potential reuse scenarios for the property located at 12 North Main Street which contains an abandoned mill building that was formerly part of the Abbot Worsted Company, and more recently is known as "Westford Anodizing". We are considering foreclosing on the property for non-payment of taxes which will result in the town taking ownership. We are currently working with a Licensed Site Professional (LSP) to determine the scope and extent of environmental remediation that will be required for any future use of the property. **The task force's primary goal will be to evaluate the potential options and make a recommendation to the town for plans that would benefit the community.**

The property owner of 10 North Main Street is currently working on a redevelopment plan and any future use of his site will likely impact the Westford Anodizing property. It is anticipated that the task force will work closely with the owner of 10 North Main Street to collaborate as much as possible regarding future plans for these adjacent properties.

# Tax Foreclosure of 12 North Main Street Parcels

2/3/15 Executive Session Selectmen voted to proceed with foreclosure to:

- address public health and safety hazards requiring immediate attention and leverage protections from liability (MGL 21e exemption)
- provide an opportunity for historic and community preservation
- protect public investment and ensure public benefit
- improve and accelerate access to funding opportunities
- spur redevelopment of this site



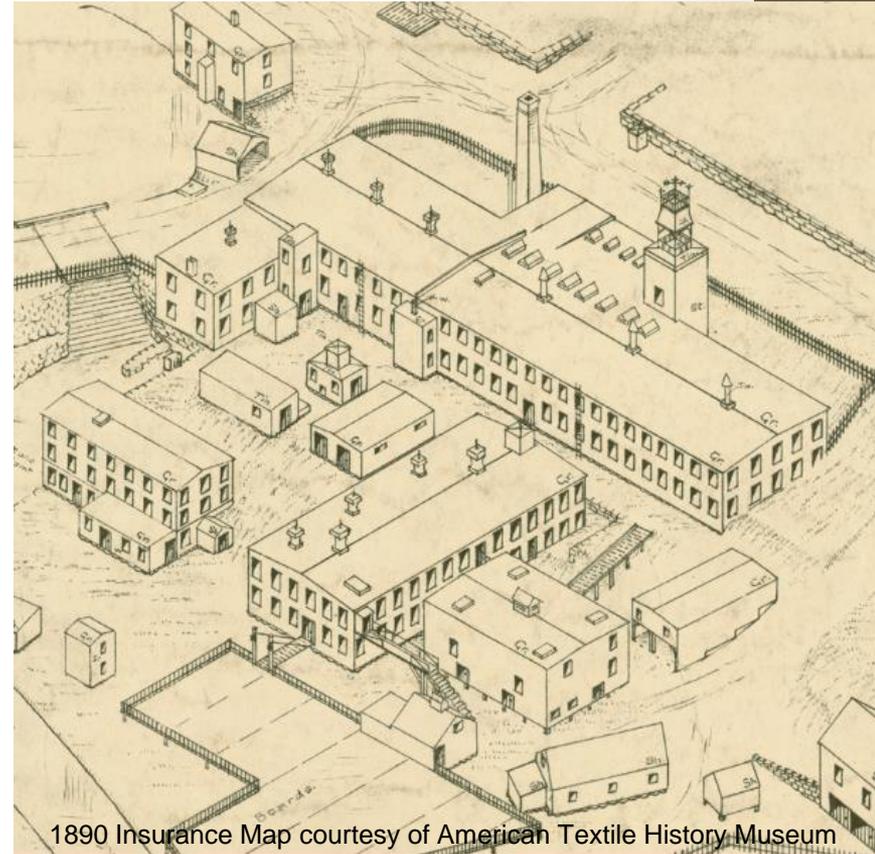
Blue parcels as shown above

# Protection from Liability

- MGL 21e exemption for tax foreclosures
  - Town will not be considered a responsibility party for existing contamination as long as it attempts to divest of the property
- Real Estate Environmental Liability Policy: **\$26,908**
  - Protection from any liability issues (property damage and bodily injury) associated with the existing environmental conditions at the site
  - 5 Year Policy for \$5 million each event/\$5 million aggregate
  - Up front premium cost \$53,816 (less %50 subsidy)
- Commercial General Liability Policy: **\$1,051.60 annually**

# CPA Application \$75,000

- Feasibility study to identify options for preservation and associated costs, and recommendations for how to preserve this historic asset.
- Once preservation option is selected, additional design funds will be needed to establish plans and bid specifications for the stabilization of the structure.
- Source of estimate: MacLeod Consulting, Inc. structural engineering for architects and building owners



1890 Insurance Map courtesy of American Textile History Museum

# Upcoming Public Meetings

- Feb. 17th - Community Preservation Meeting
- Feb. 18th - Task Force Meeting
- Feb. 26<sup>th</sup> - Neighborhood Meeting (Details TBD)
- March 3<sup>rd</sup> - Presentation to Selectmen
- March 4<sup>th</sup> - Task Force Meeting

*other meetings as required TBD*

- March 28<sup>th</sup> - Town Meeting





1900 Photo by Quincy Day