



12 North Main Task Force

November 19, 2014

1900 Photo by Quincy Day

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
- Matthew Guertin (alternate)

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.

Task Force Progress

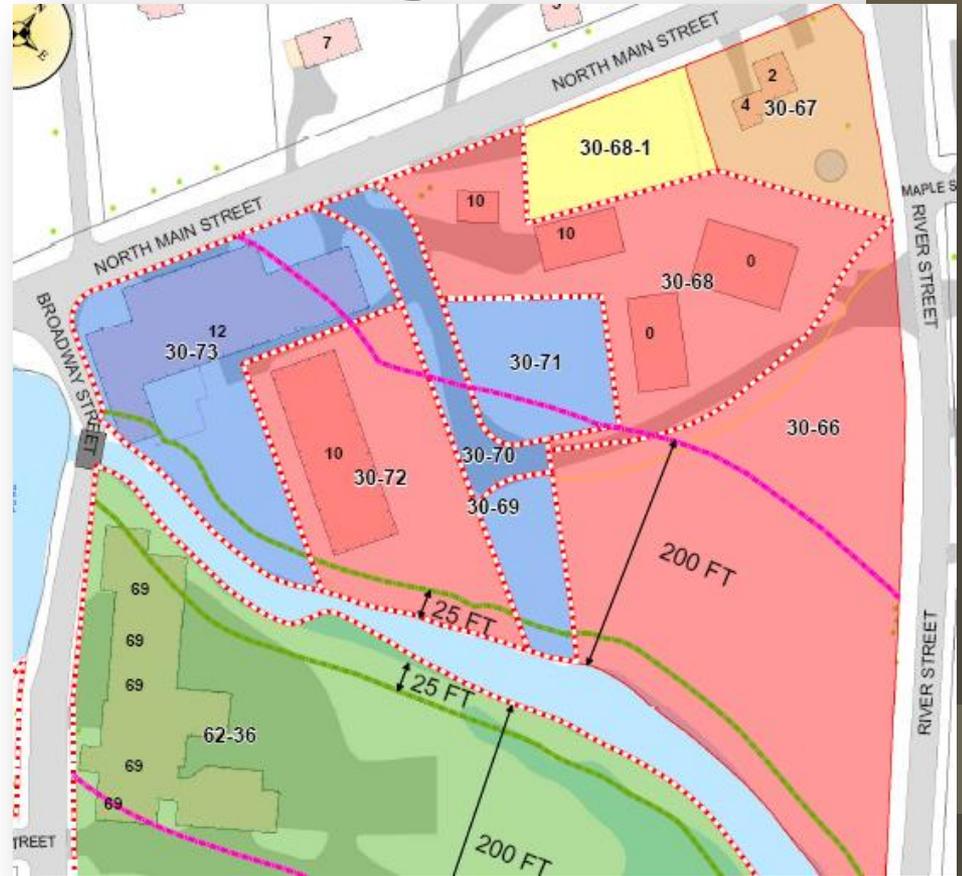
- Meeting twice per month
- Site walk
- Environmental review with LSP
- Discussion with owner of 10 North Main Street
- Zoning review
- Grants review
- Developed draft time line
- Started alternatives analysis
- Developing recommendations

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Redevelopment Challenges

- Site configuration and ownership (adjacent parcels w/ different owner)
- Funding
- Historic preservation (full or partial)
- Cleanup costs - soil, etc
- Septic – no existing system
- Public health & safety, water quality
- Zoning - mill conversion overlay district
- Use decision - commercial/ res, mixed, afford. / open space, municipal, etc
- Neighborhood support
- Mill on the other side of brook
- Bridge capacity and condition
- Condition and use of dam



Redevelopment Advantages

- ETA Designation - resources for financing, subsidies
- Environmental bond bill – potential \$1.5M for cleanup
- Potential for Community Preservation funding
- Potential for historic and/or low-income housing tax credits
- Environmental assessment work completed:
 - MassDEP soil study
 - HazMat building survey
 - Phase 1 ASTM
 - Phase 2 expected soon



Potential Recommendations

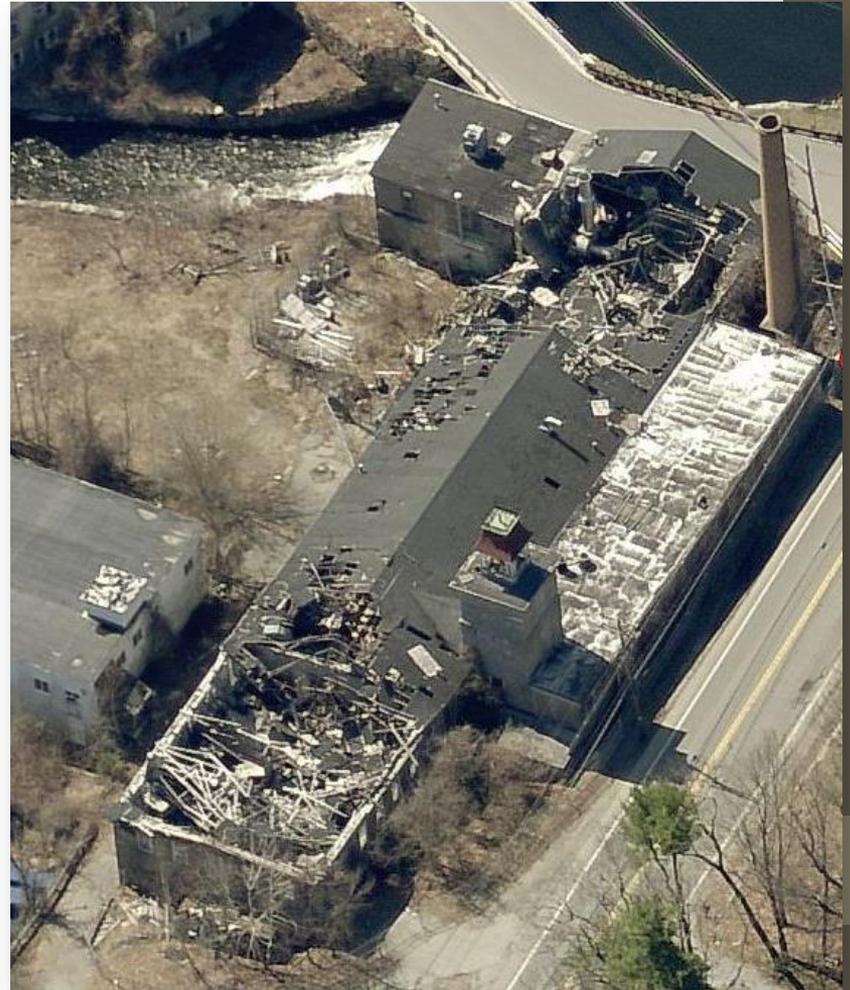
- Status quo or do nothing
- Sell the lien
- Take ownership of site:
 - include 10 North Main St?
 - Permanently retain for gov't use
 - RFP for reuse combined w/ 10 N. Main
 - RFP for reuse w/out 10 N. Main

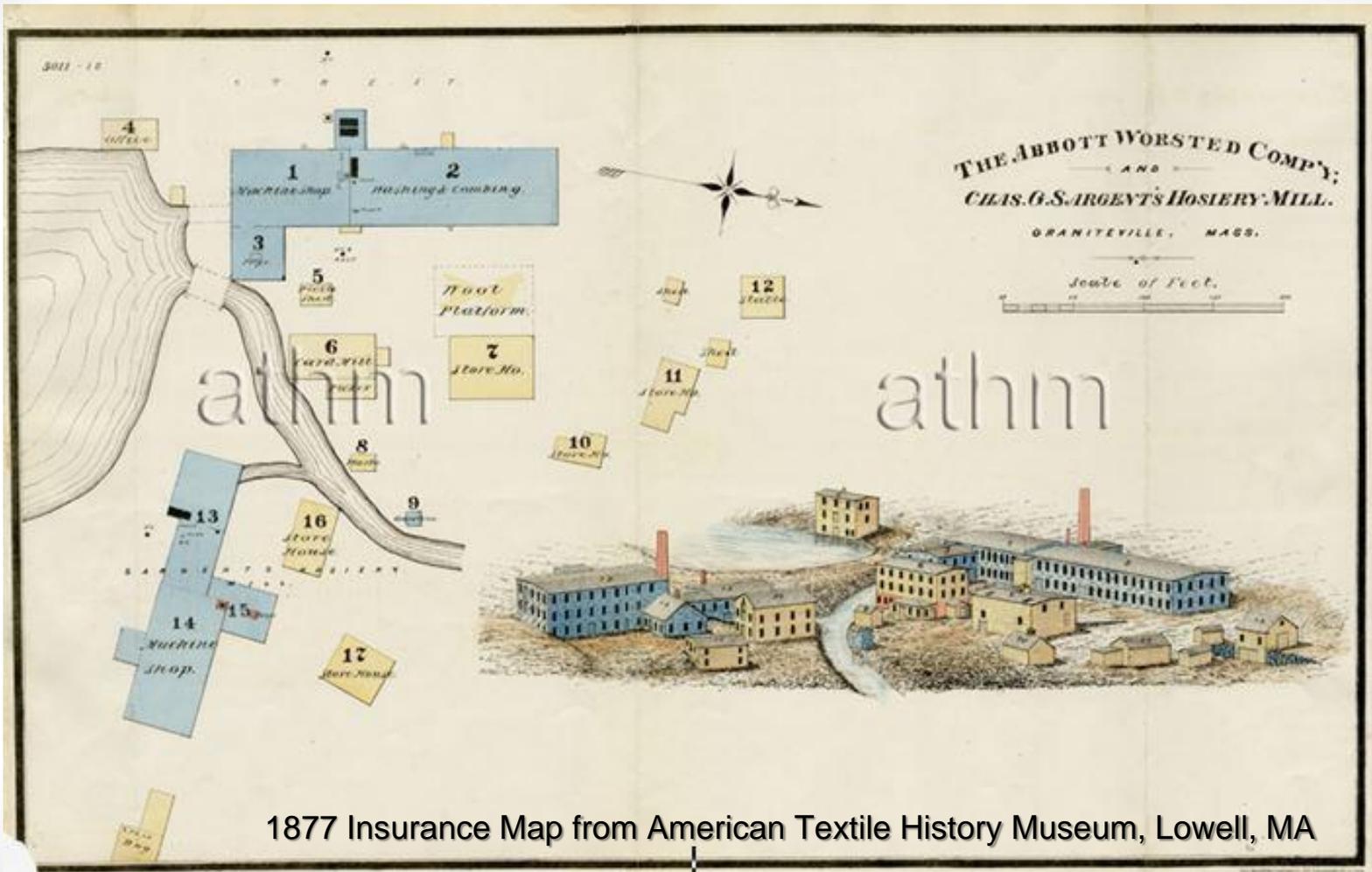


Next Steps

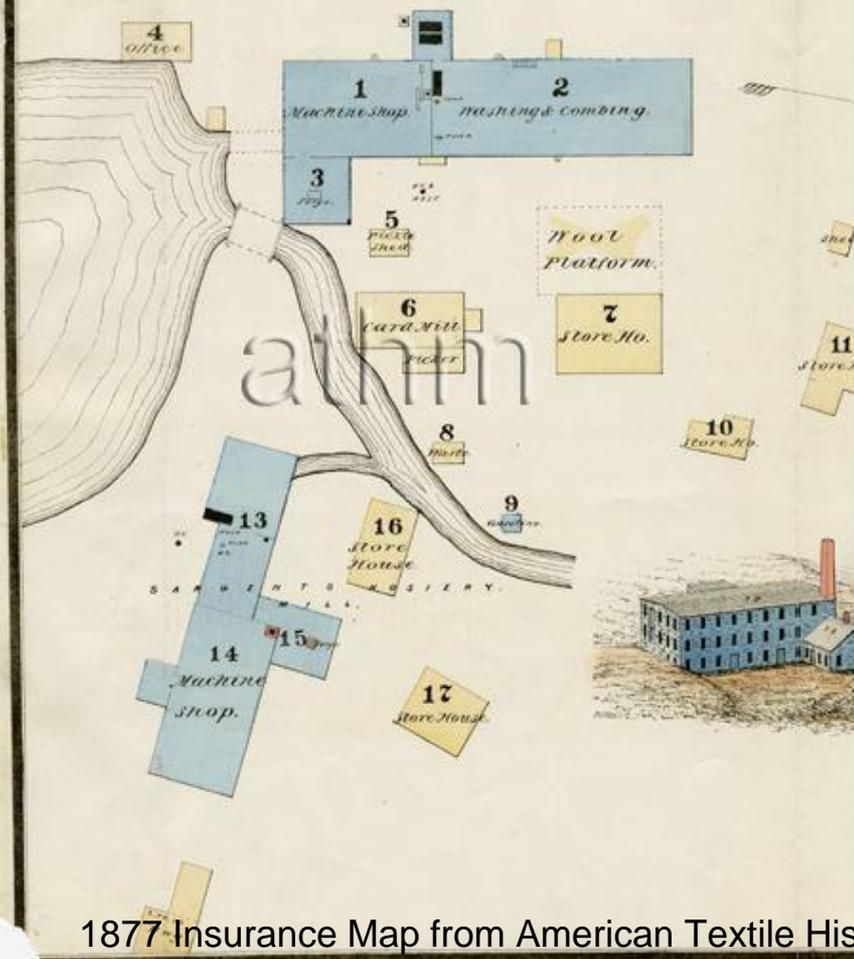
- Public input:
 - Abutters notified about tonight
 - Residents invited to task force meetings
 - November 19th at 2pm
 - December 3rd at 2pm
 - December 17th at 2pm
- Community Preservation Committee needs assessment
- Presentation to BoS
- Town Meeting

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1877 Insurance Map from American Textile History Museum, Lowell, MA



No. 5012.

Charles G. Sargent & Sons' Machine Shop & Hosiery,

GRANITEVILLE, WESTFORD, MASS.

OWNED—By Charles G. Sargent.
GOODS—Wool Washers, Pickers, etc., and Hosiery.
STOCK—Wool, Wool Waste and Iron.
CAPACITY—50 Aix. Stockings per day; employ 30 machinists.

POWER—Water, and steam in dry lines.
EXPOSURE—See plan.
SURVEYED—December 4, 1877, by L. M. B.

DESCRIPTION

- No. 1—Machine Shop**—House—two stories. Size—52x85 feet. Walls—stone; blank wall to **No. 2**. Floor—gravel. Ceilings—stone with wood crown moulding. **SCYTHES**—scans. **LUSTERS**—one of wood. **FLOORS**—plank and board. **COLUMNS**—box celled. **STAIRS**—open. **ELEVATORS**—none.
- Occupation**—First story, engine, platters, lathes, and setting up of machines. Second story, platters.
- No. 3**—Two stories, stone, gravel roof, wood door to **No. 1**. First story, smith shop and storage of iron. Second story, carpenter shop; saws and platters.
- No. 5—Picklo Shed**—One story, frame, gravel roof.
- No. 13—Hosiery**—One story and basement, stone, gravel roof, double board floor, box celled, stairs enclosed, blank wall to **No. 14**. First story, cards, spinning and knitting; frame for pressing goods; rated with steam. Basement, picker, wheel and pump, boiler, engine, wool dryer, washer and dyeing.
- No. 14**—Two stories and basement, stone, gravel roof, plank floors, open ceiling. To be used as a machine shop when finished.
- No. 15**—One story, stone. To be used as a miller's shop when finished.
- No. 16—Store House**—Two and one-half stories, frame, shingle roof. First story used as carpenter shop at present.
- No. 17—Store House**—Two stories, frame, gravel roof. Store wool and machinery.

SPECIAL FEATURES.

- Heating**—Steam, pipes on iron brackets.
- Lighting**—Kerosene oil.
- Watchman**—None.
- Pickers**—One bar picker in basement of **No. 13**, wood gear room. Force pump near.
- Drying**—Done in basement of **No. 13**; hot blast from a coil of steam pipes in a wooden box at end above the level of wool upon the wire screens.
- Oils**—Lard oil on wool, machinery oil for lubricating.
- Waste**—Used every day; wiping waste burned every night.
- Hours of Work**—Eleven per day.
- Boilers**—One small tubular boiler in basement of **No. 13**, set in brick, three feet to floor above; fuel coal, carry steam at 40 lbs. pressure, for heating.

FIRE APPLIANCES.

- Fire Pump**—Medium size rotary pump in basement of **No. 13**, near the picker; heavy gear to water wheel.
- Vertical Pipe**—None.
- Tank**—None.
- Hydrants**—One at pump and one in yard.
- Hose**—300 feet good leather hose, part at pump and part at hydrant in yard.
- Sprinklers**—None.
- Casks and Buckets**—None.
- Steam Jets**—None.
- Extinguishers**—None.
- Lightning Rods**—None.
- Ladders**—None movable.
- Auxiliary Aid**—Abbott Wrosted Co's pumps.

CHARACTER.

STOCK—Wool, waste and Iron.

BUILDINGS in good repair, rooms neat and orderly. **Nos. 14 & 15** are not yet completed, will be done about the first of January. **Nos. 1 & 3** are to be occupied by the Abbott Wrosted Co after January 1. (See previous report.) There is a bar picker near the entrance to **No. 13**.



1900 Photo by Quincy Day