



Message

Tue, Aug 09, 2016 1:18 PM

From:  **Dan O'donnell**
To:  **Chris Kluchman**

Subject: Re: Fwd: information on 66 Boston Road

Hi Chris,

So if \$1M in sales would be \$7,500, then the forecast from Ebi would amount to \$2.4M to 2.9M in annual sales. The figure Ebi provided looks reasonable.

Thanks,

Dan O'Donnell
Finance Director
odonnell@westfordma.gov
Phone: 978-399-2573

Chris Kluchman on Tuesday, August 09, 2016 at 12:12 PM -0400 wrote:

Dan - please see my original email below and attachment from Bill Taffel and Paul P. Paul P. suggested that I direct the meals tax question to you. I'm attaching Paul's one page response and also text from an email from the property owner. Can you estimate the amount of annual meal tax revenue that would come to the town?

Hi Chris,

These are not exact figures but estimates that can be relied on with forecast for the restaurant and function hall.

Meal Tax 18- 22K per year

Property Tax 30-40K

Function hall premium for each event 200.00

If in case APR 3 is rezoned 175K

Sidewalk around 150 -175K

These are approximate figures Paul Starratt and Paul Plouffe can give their professional opinion.

Regards,

Ebi


Chris Kluchman, FAICP
Director of Land Use Management

Town of Westford
55 Main Street
Westford, MA 01886
ckluchman@westfordma.gov
tel. 978-692-5524

----- Original Message -----

Message Tue, Aug 09, 2016 9:11 AM
From: Chris Kluchman
To: Paul Plouffe Paul Starratt
Cc: Andrea Peraner Sweet WorkJodi Ross
Subject: information on 66 Boston Road
Attachments: 2016-08-09 Taffel letter to WCAT.pdAdobe Acrobat Document 78K

Paul P. and Paul S. -

I'm requesting help from you related to the Drew Gardens Task Force. Please read to the attached Bill Taffel letter to WCAT News that was posted this morning. The questions Bill asks are similar to topics the TF is considering and I think you both can help with the answers. **I will also send a request to the property owner to get his team's input on these questions.**

1) Sidewalk costs - Paul Starratt, can you provide your calculations for the \$200K of sidewalk along the frontage?

2) Property and Meals taxes - Paul Plouffe, can you provide calculations for property and meals tax estimates. The current proposal is approx 310 seats (220 seat rest/bar and 85 seat function room). Owners have said they expect a to turnover seats 2 to 3 times per night. Size of restaurant is about 19,800 gsf.

Thank you for your help on this, if you can provide me with answers by 8/17, I'll forward them to the Task Force (Chair Peraner Sweet is copied here).

Chris K.

Chris Kluchman, FAICP
Director of Land Use Management
Town of Westford
55 Main Street
Westford, MA 01886
ckluchman@westfordma.gov
tel. 978-692-5524