

# Managing Growth Maintaining Infrastructure and Preparing for the Future in Westford

Presentation to Westford Business Association

March 4, 2020

Jodi Ross

Westford Town Manager

# Presentation Overview



- Statistics
- Tax Rate Statistics
- Residential Development
- Commercial Development
- Transportation/Infrastructure
- Stormwater Management
- Conservation/Land Management
- Economic Development 2020 Initiatives
- Municipal Projects
- Town Meeting
- Questions



Population Estimate (2019 Census)	22,586	8.15% increase since 2010
Average Single Family Home Price	\$565,694	5.91% increase since 2019
Median Household Income	\$141,173	
Unemployment Rate	Westford - 2%	State - 2.9%

# Statistics

# FY 2020 Tax Rates

<b>Single Tax Rate Communities</b>		
<b>Municipality</b>	<b>Residential</b>	<b>Commercial</b>
Acton	\$19.24	\$19.24
Groton	\$17.38	\$17.38
Westborough	\$16.25	\$16.25
Westford	\$16.33	\$16.33

<b>Dual Tax Rate Communities</b>		
<b>Municipality</b>	<b>Residential</b>	<b>Commercial</b>
Ayer	\$14.10	\$29.57
Bedford	\$13.18	\$28.95
Billerica	\$12.99	\$30.03
Burlington	\$9.64	\$25.54
Chelmsford	\$16.45	\$21.18 (w/SCE) - PP = \$21.04
Littleton	\$17.77	\$28.49
Lexington	\$14.05	\$27.22
Tewksbury	\$15.97	\$28.00

# Residential Development

*Projects under construction and/or partially occupied:*

## ***Juniper Hill*** - Single-Family Subdivision

- 18 lots approved
- 14 Certificates of Occupancy issued
- 2 Habitat for Humanity homes

## ***21 & 23 Carlisle Road*** - Age-Restricted Housing

- 17 Market rate, age-restricted to 55+
- 7 Affordable, age-restricted to 62+ supportive housing



**21 & 23 Carlisle Road**

# Residential Development

*Projects under construction and/or partially occupied:*

## *Abbot Mill Phase 2 – Mill Redevelopment*

- Under construction
- 102 rental units
- 26 Certificates of Occupancy issued



## *110 Place – Residential Development*

- Under construction
- 4 Townhouse-style multi-family structures containing 16 dwelling units



**110 Place - 19 Littleton Road**

# 40B Developments

## *Alder Point – 354 Groton Road*

- 4 craftsmen style duplexes for purchase
- Currently under construction



**Alder Point**

## *Sugar Maple Lane*

- Powers Road – 28 townhomes for purchase
- 19 Certificates of Occupancy have been issued



**Sugar Maple Lane**

# 40B Developments

## *Hanover Westford Hills - 2 Robbins Road*

- 180 rental units
- 6 Certificates of Occupancy issued
- Apartment buildings currently under construction



**Hanover Westford Hills**

## *Hanover Westford Valley - Concord Road*

- Behind Red Hat, 240 rental units
- All Certificates of Occupancy issued
- 169 units out of 240 have been leased



**Hanover Westford Valley**

# Residential Development

Projects in Permitting Process:

*Spalding Hill Estates –  
off St Augustine Dr.*

- 29 lots proposed

*Helena Crocker Residences -  
60 Littleton Road*

- 18 affordable, rental units,  
age restricted



# Subsidized Housing Inventory

**Westford's current Subsidized Housing Inventory is at 13.86%**

- The town has effectively planned for and maintained more than 10% of its housing units as “affordable” which enables the town to better control future development



**Town of Westford  
Housing Production Plan  
2017-2021**

The Residences at Stony Brook



Abbot Mill



Princeton Westford



Graniteville Woods

# Commercial Development

## *Kimball Farm – 400 Littleton Road*

- New grill and seafood shack currently under construction



## *Karma Restaurant – 174 Littleton Road*

- Completed renovation and expansion of restaurant space



## *Mr. Mac's Macaroni and Cheese restaurant*

- Renovation and recently opened for business

## *Newport Materials*

- Asphalt plant under construction and nearing completion



# Engineering/Infrastructure

## Recently Completed:

- Oak Hill Road & Route 40 Project
- Prospect Hill Water Tank

## 2020 Construction:

- Moore – Oak Hill – Plain Road Project
- Dunstable Road & Route 40 Project
- Kirsi Circle Water Main Replacement
- Carlisle Road Sidewalk Extension



**Prospect Hill  
Water Tank**

# Engineering/Infrastructure

## In Design:

- Beaver Brook Bridge
- Boston Road
- Townwide Culvert Study
- Route 110 (Cornerstone to Powers Rd)

## Beaver Brook Bridge

### Beaver Brook Bridge Replacement Westford, Massachusetts



Precast concrete bridge abutments and other precast bridge elements facilitate a faster construction period and, in turn, a shorter duration of road closure along Beaver Brook Road.



Steel sheet piling will be driven to create a temporary cofferdam, which will divert stream flows around the construction area and allow for the precast concrete abutments to be installed "in the dry".



The proposed roadway will be widened to include a sidewalk and two bicycle lanes, in accordance with MassDOT's Healthy Transportation Policy Directive. New curb-lined bridge railing and compliant approach guardrail will provide an improvement to motorist safety.



- bridge design
- highway design
- utility coordination
- utility relocation
- stormwater permitting
- cost estimating
- traffic management planning
- ADOT
- construction administration & inspection Services



TEC has been contracted by the Town of Westford and MassDOT to perform engineering services associated with the complete replacement of the bridge carrying Beaver Brook Road over Beaver Brook in the Westford (Bridge No. W-24-014). The purpose of this project is to replace the deteriorated corrugated metal pipe (CMP) culverts to avoid a potential bridge failure and subsequent unimpeded road closure. This project scope includes a complete bridge replacement at the subject site while minimizing impacts to the approach roadway, adjacent properties, and adjacent wetlands. Replacing the Beaver

Brook Road bridge is critical, considering the structural deficiencies at the current bridge and the important role Beaver Brook Road serves to the surrounding region. The proposed project will also upgrade the substandard traffic safety features, provide one sidewalk over the bridge, and provide two bicycle lanes over the bridge, in an effort to reduce the duration of construction (and subsequently limit the duration of road closure) pre-fabricated bridge elements, including precast concrete beams and abutments, are currently proposed for the new bridge.



The flow in Beaver Brook will be temporarily diverted (on two stages) to allow for the precast concrete abutments to be installed "in the dry". All environmental permits will be strictly enforced to ensure any environmentally sensitive areas are not adversely affected.



A larger hydraulic opening will provide improved means for utility passage beneath the structure in Beaver Brook. Utility supports will be mounted on the outside of the deck beams to accommodate the current utilities and any future utilities. The Town plans to install along Beaver Brook Road.



# Stormwater Management

## Goals of the Stormwater Management Master Plan:

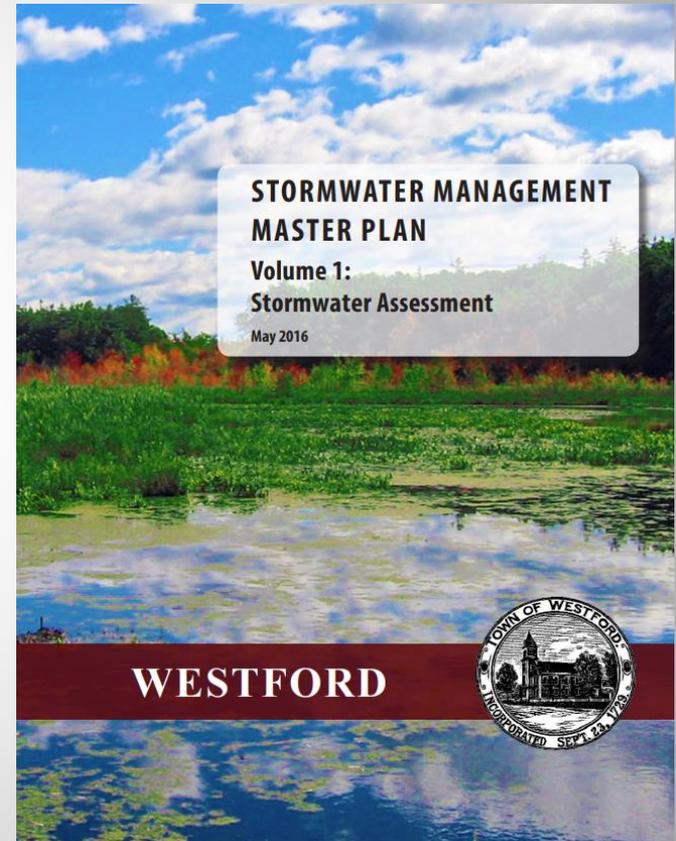
- Comply with EPA's permit to avoid costly penalties
- Preserve and improve water quality
- Maintain and improve drainage
- Identify a sustainable funding strategy that is adequate and equitable



# Stormwater Funding Solution

## **\$1.6 Million needed to support Protective level of service**

- \$600,000 currently budgeted for stormwater related expenses
- Funding for additional \$1 Million per year is required
- BOS voted to implement a Stormwater Utility Fee in Sept. 2019
- Town meeting voted to establish a Stormwater Enterprise in Oct. 2019



# Stormwater Funding Solution



## New Stormwater Utility Fee

- All properties are charged a fee based on impervious surfaces
- Non Single Family Residential properties billed based upon an impervious unit (ERU) of 3500 square feet, at the rate of \$75 per ERU
- Single Family Residential bills range from \$37.50 to \$150 annually
- Condominiums will be billed to the Association
- First semi-annual stormwater utility fee bills will be due Nov. 1<sup>st</sup> 2020
- Property look up tool available on town website at:  
**<https://westfordma.gov/183/Stormwater>**

# Land Management

- New Irrigation Well at Hill Orchard
- Forest Stewardship Plan for Stony Brook Conservation Land
- Trail improvements
- Invasive species control
- Healthy Lakes and Ponds
- Westford Walks Initiative with Healthy Westford Committee



# Economic Development Initiatives



- The Westford Economic Development Committee and Westford Business Association sponsored a Business Forum on November 7, 2019 with local businesses to identify their needs and concerns
- Presently working with Northern Middlesex Council of Governments (NMCOG) to assess opportunities for economic growth related to “Green” industries, alternative energy businesses & biotechnology firms

# Economic Development Initiatives

- Assessing opportunities to clarify permitting processes:
  - Providing written determinations of required permits
  - Fostering greater collaboration among departments involved with permitting
  - Identifying opportunities to create more efficient permitting
- Updated the Economic Development section of the Master Plan
- Assisting PUMA with marketing their facility for 2021 vacancy



# Municipal Projects

## **New Center Building – 9,250 SQFT**

- Large public meeting space (100 person capacity)
- Information Technology, Veterans, and Facilities Departments
- Seeking funding at 2020 Annual Town Meeting for construction



# Municipal Projects

## 63 Main Street

- October 2018 Town Meeting authorized purchase in the amount of \$600,000 for potential future municipal use
- Property abuts Town Hall complex and Roudenbush Building
- BOS formed task force to review re-use options
- Citizen's petition received to sell property for redevelopment of single family residence with historic preservation restriction



# Town Meeting – March 28, 2020

- FY21 Operating Budget - \$120,880,934 - increases to schools, public safety
- Capital Appropriation of \$22,301,000
  - New Town Center Building at 51 Main Street \$8,690,000
  - Oak Hill, Plain, and Moore Road Infrastructure Project \$8,160,000
- Proposal to create Department of Public Works
- Citizen's Petitions
  - Rename Columbus Day to Indigenous Peoples' Day
  - Petition for additional all alcohol license at 478 Groton Road
  - Examine cost effectiveness of ambulance services
  - Clarify MOU between the Town and Westford CAT
  - Sell 63 Main Street and create 32 parking spaces in back of the parcel
- 7 zoning bylaw changes, including language to regulate short-term rentals
- Accept Jennie Richards Road as a public way

# Town Meeting – March 28, 2020

## Community Preservation Funds

- Westford Academy amenities building
- Allocation to Conservation Trust
- Forge VFW baseball dugouts
- Forge VFW skate park equipment
- Robinson tennis courts
- Healthy lakes & ponds appropriation
- Pageant Field wall restoration
- Ronan McElligot safety resurfacing





Thank you  
Questions?