



TOWN OF WESTFORD
TOWN MANAGER'S OFFICE

TOWN HALL
55 Main Street
WESTFORD, MA 01886
Telephone (978) 692-5501 Fax (978) 399-2557

Re: Briefing & Site Tour Questions

Boston Road Affordable Housing

Date: February 26, 2009

1. Is there municipal sewer in the area? *No.*
2. Is home ownership emphasized? *Yes.*
3. Are there any parameters on density? *Zoning Bylaws and 40B apply.*
4. Any restrictions on building design? *Affordable Housing Production Plan recommendations and 40B Design Guidelines apply.*
5. Is Blake's Hill Road public or private? *Accepted as public road in 1998.*
6. Is Supplemental Data available online? *Yes. www.westfordma.gov/RFP . Follow the links to Documents for the Boston Road Affordable Housing Project.*
7. Has there been any soil testing done? *Yes. That information is available online at www.westfordma.gov/RFP . Follow the links to Documents for the Boston Road Affordable Housing Project.*
8. Any area on the east side of the power lines available for development? *No.*
9. Is this the Town's first project using the developer format? *No. Previous projects include Haystack, Brookside Mills, Stonybrook Housing, and 18 Williams Avenue built by Habitat for Humanity.*
10. Is there natural gas or public water at the site? *Check with the individual utilities for the most up-to-date information.*
11. Will the Town waive permitting fees on this project? *It is up to the individual departments and boards to consider a fee waiver if requested.*
12. Are there any traffic studies or reports on Boston Road? *None pertaining to this project.*
13. Are there any market studies available? *None.*
14. Has the Town had any conversations with the State about funding for the project? *No.*
15. What are the general concerns of the abutters? *Traffic impact and density.*
16. Any CPA allocations provided? *Yes, several allocations were done at Town Meeting to fund feasibility studies.*
17. What is the Town's current affordable housing stock? *4.13%*
18. Has the Town completed any market studies? *No.*
19. Is the existing curb cut off Boston Road permitted? *It is unknown, but access from Blake's Hill Road is strongly preferred.*
20. Who did the borings? *No borings have been done by the Town. Deep Holes were excavated and logged and that information is available online at*

www.westfordma.gov/RFP . Follow the links to Documents for the Boston Road Affordable Housing Project.

21. Is the parcel zoned for condominiums? *No. The parcel is zoned Residential "A"*